



Kenilworth House Westgate Street, Cardiff CF10 1DJ

welcome to

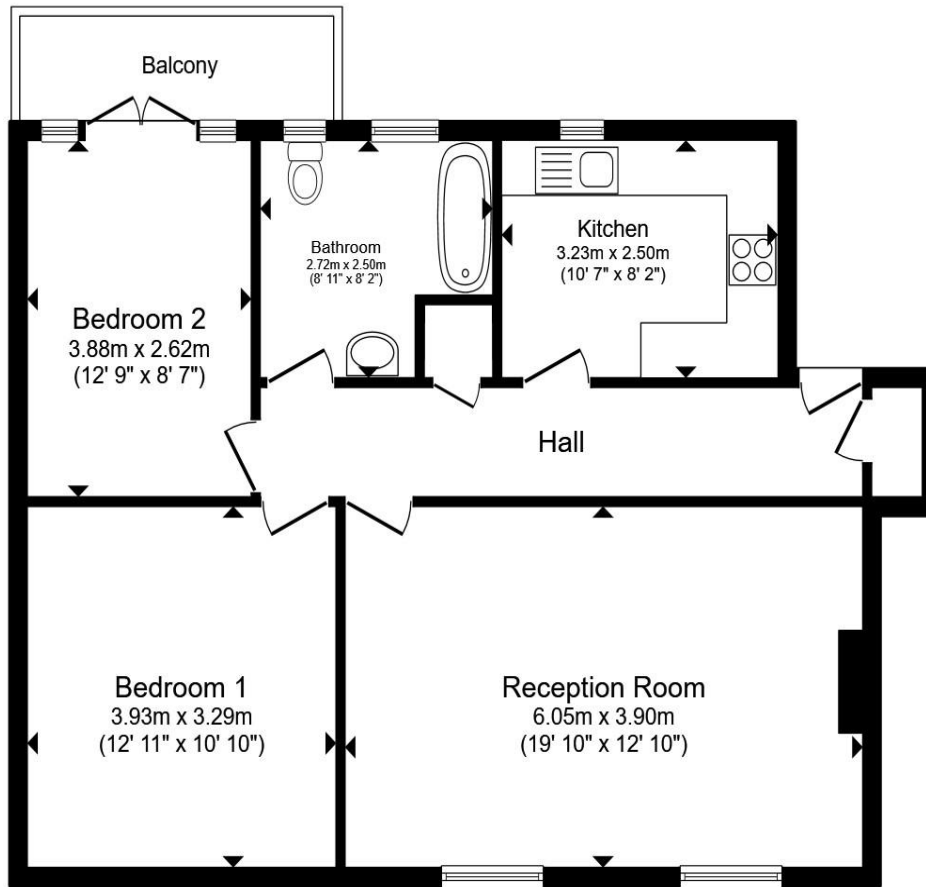
Kenilworth House Westgate Street, Cardiff

This period apartment is situated within an impressive Grade II listed Victorian building, perfectly positioned to overlook the iconic Cardiff Arms Park Rugby Ground. Blending historic charm with city-centre convenience, the property offers an exceptional opportunity for those seeking character and accessibility in equal measure.

Located in the heart of Cardiff, the apartment is just a short walk from a wide range of amenities, including shopping centres, cafés, bars, and cultural attractions. Cardiff Central train station is also close by, making this an ideal choice for commuters or anyone wanting to enjoy all the benefits of central living.

The accommodation features a private balcony with striking views across the rugby ground, an excellent-sized living room. The layout continues with a kitchen, cloakroom, two well-proportioned bedrooms, and a bathroom.





Floor Plan

Total floor area 75.4 m² (811 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Prime City Centre Spot
- Premium Views Over the Rugby Stadium

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£155,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108181 - 0004

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