

KEY
EXECUTIVE
SALES

Price £170,000 **, Churchill Way, Cardiff CF10 2HR**



- Prime City Centre Location in the Sought-After Landmark Place Development
- Iconic Residential Building with 24-Hour Concierge Service
- Bright and Spacious 20ft Living Area
- Modern Fitted Kitchen with Integrated Appliances
- Elevated City Skyline Views
- Secure Allocated Parking Space
- Moments from Queen Street, St David's Shopping Centre and Cardiff Central Station
- Excellent Transport Links with Easy Access to A4232 and M4
- Fantastic Buy to Let Investment with Tenants Insitu
- Long Lease





Hallway

Lounge/Diner
17'7" x 16'4" (5.37m x 4.97m)

Kitchen
9'9" x 8'3" (2.97m x 2.52m)

Master Bedroom
10'5" x 13'6" (3.18m x 4.11m)

En-suite

Bedroom 2
10'0" x 9'6" (3.05m x 2.90m)

Bathroom

Disclaimer
Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by Key Executive Sales. Key Executive Sales accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.







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A well proportioned fourth floor city centre apartment with gated parking space. The property comprises a spacious concierge run entrance lobby, hall, kitchen/living/dining room, Master bedroom with en-suite shower room, additional bedroom and bathroom. This property would make an Ideal investment as it is currently let and has immediate rental income.

**CASH BUYERS ONLY **

A superb opportunity for a cash buyer to acquire a well-located two double bedroom city centre apartment, sold with tenants in situ and producing an immediate rental income.

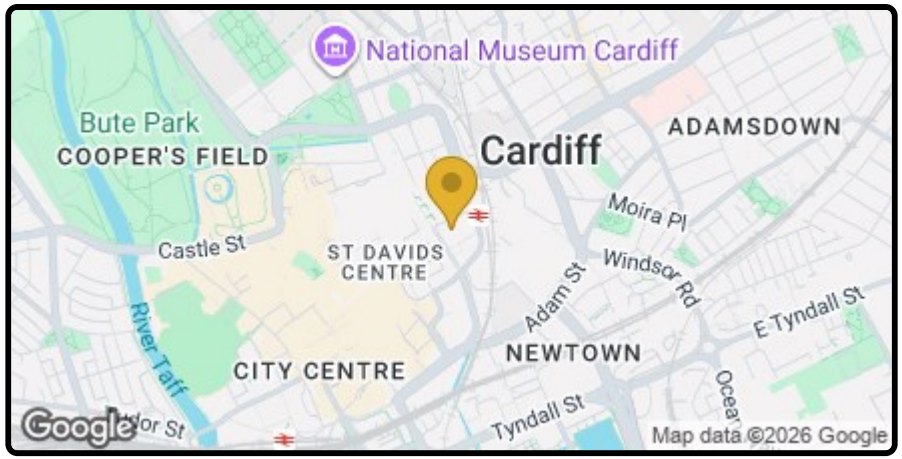
Ideally positioned in the heart of the city, the property enjoys a prime location just moments from Queen Street, offering an extensive range of shops, restaurants, cafés and leisure facilities right on the doorstep. Queen Street train station is close by, providing excellent transport links both within the city and for commuters travelling further afield.

The development benefits from a 24-hour concierge service, enhancing security and convenience for residents, along with well-maintained communal areas. The apartment itself further benefits from double glazing, electric heating and the rare advantage of allocated parking — a highly sought-after feature for city centre living.

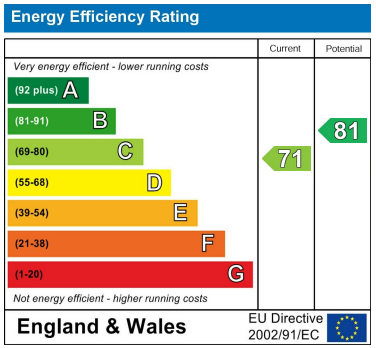
Internally, the accommodation is both spacious and well arranged, comprising an entrance hallway, a generous 20ft lounge-diner offering ample space for living and dining, a fitted kitchen, two well-proportioned double bedrooms, with the principal bedroom benefitting from an en-suite shower room, and a separate family bathroom.

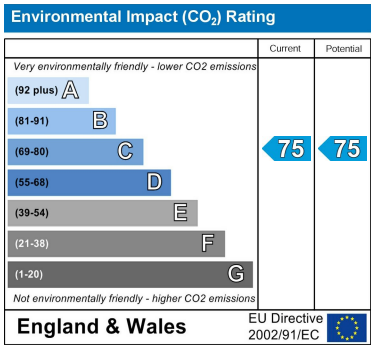
The property is fully tenanted and sold with tenants in situ, making it an ideal turnkey investment opportunity for a cash purchaser seeking a city centre asset with immediate income and strong long-term rental demand.

Early interest is strongly advised due to the property's central location, parking provision and investment appeal.



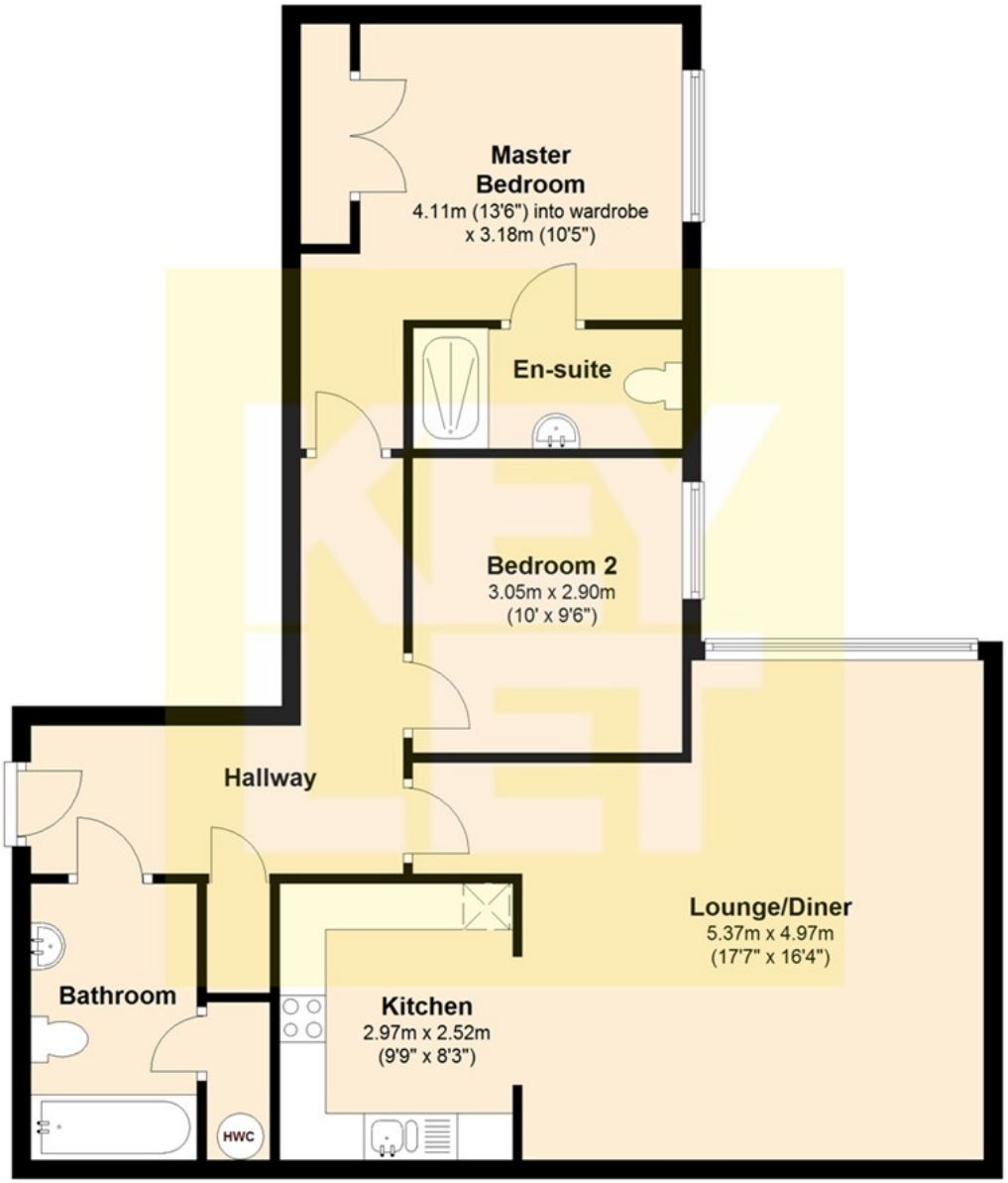






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Fourth Floor



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