



Warwick House Westgate Street, Cardiff CF10 1DH

welcome to

Warwick House Westgate Street, Cardiff

In the heart of Cardiff City Centre, this modern home sits within the prestigious Warwick House on Westgate Street. Perfect for first-time buyers or investors, it offers a vibrant city lifestyle with shops, dining, and transport links just steps away.



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.

Entrance Hall

3' 8" Max x 22' 8" Max (1.12m Max x 6.91m Max)
Original parquet flooring, access to all rooms, coat rack and Intercom system.

Lounge

14' 7" Max x 10' 8" Max (4.45m Max x 3.25m Max)
Original parquet flooring, TV & Internet points, original window to front with views of Westgate Street, fire place, vaulted ceiling and Open Plan into Dining Room.

Dining Room

14' 7" Max x 9' 2" Max (4.45m Max x 2.79m Max)
Gas radiator, electric points and original windows.

Kitchen

8' 2" Max x 9' 2" Max (2.49m Max x 2.79m Max)
Original window to rear, tiled flooring, vaulted ceiling, partially tiled walls, integral fridge/freezer, gas hob with AEG extractor hood, sink & drainer and corian worktops.

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2' 6" Max x 5' 2" Max (0.76m Max x 1.57m Max)
Partially tiled walls, fully tiled flooring, WC and frosted window to rear.

Bedroom One

13' 8" Max x 9' 5" Max (4.17m Max x 2.87m Max)
Wood doors, built in wardrobe, original window to front with views of Westgate Street, original parquet flooring, vaulted ceiling and TV & Internet points.

Bedroom Two

12' 5" Max x 8' Max (3.78m Max x 2.44m Max)
Double door access to Balcony with views of Cardiff Arms Park, gas radiator, space for double bed, vaulted ceiling and original parquet flooring.

Shower Room

8' 1" Max x 5' 6" Max (2.46m Max x 1.68m Max)
Tiled flooring & walls, sink, wall & base units, heated towel rail, double shower cubicle and frosted window to rear.



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Warwick House Westgate Street, Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Generously Sized Two Double Bedrooms
- Beautiful Original Features

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 6000.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 08 Nov 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108069 - 0002

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