





The Grand Westgate Street, Cardiff CF10 1AR

allen & harris

welcome to

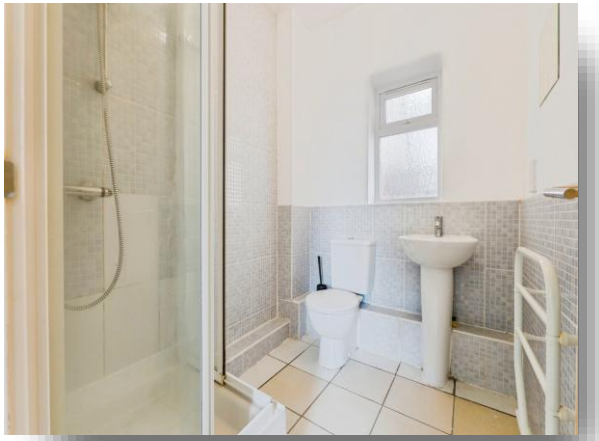
The Grand Westgate Street, Cardiff

A spacious two-bedroom apartment in the popular Grand development, ideally located in Cardiff city centre. The property features an open-plan kitchen/lounge, two double bedrooms, an ensuite and separate bathroom, all within walking distance of Cardiff Central station and the city's many amenities.













Hall
Carpeted entrance hall providing access to all rooms. Featuring an electric radiator and secure intercom entry system, offering a practical and welcoming introduction to the apartment.

Kitchen/Diner/Reception Room
19' 9" Max x 18' 10" Max (6.02m Max x 5.74m Max)
Kitchen

Fitted with a range of wall and base units complemented by work surfaces and splashback. The kitchen incorporates an integrated oven, hob and extractor hood, together with a sink and drainer. Laminate flooring and ample power points.

Dining / Reception Area
A comfortable open-plan living and dining space featuring carpeted flooring, two double-glazed windows providing good natural light, an electric radiator, and multiple power points. Offering a versatile layout, the room is well suited to both everyday living and entertaining.

Bedroom One
12' 1" Max x 10' 2" Max (3.68m Max x 3.10m Max)
A well-proportioned double bedroom featuring carpeted flooring, a double-glazed window, electric radiator, and ample power points. The room also benefits from direct access to the en suite shower room, providing added convenience and privacy.

En Suite
6' 8" Max x 5' 7" Max (2.03m Max x 1.70m Max)
Fitted with a tiled floor and partially tiled walls, the en suite comprises a shower enclosure, WC, and wash hand basin. A double-glazed privacy window provides natural light while maintaining privacy, creating a practical and well-presented shower room.

Bedroom Two
8' 8" Max x 8' 7" Max (2.64m Max x 2.62m Max)
A comfortable bedroom featuring carpeted flooring, a double-glazed window, electric radiator, and multiple power points. Access to air conditioning.

Bathroom
7' 1" Max x 6' 10" Max (2.16m Max x 2.08m Max)
fitted with a tiled floor and partially tiled walls, the bathroom comprises a panelled bath, WC, and wash hand basin. A window provides natural light, creating a bright and practical space for everyday use.

Agents Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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The Grand Westgate Street, Cardiff

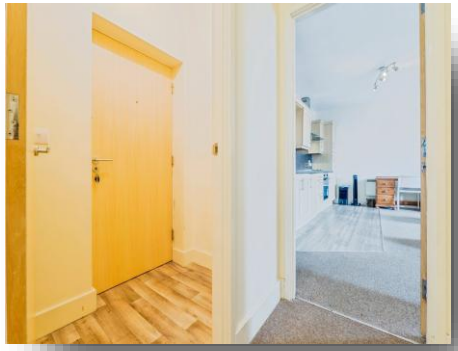
- Two Double Bedrooms
- Open Plan Lounge/Kitchen
- Cardiff City Centre Location
- En Suite
- Popular The Grand Development

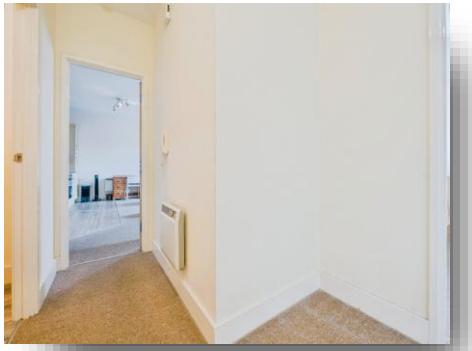
Tenure: Leasehold EPC Rating: D
Council Tax Band: F Service Charge: 3600.00
Ground Rent: 120.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP108294

The Property Ombudsman

Property Ref:
CRP108294 - 0015

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.