



Fitzhamon Embankment, CARDIFF CF11 6AN

welcome to
Fitzhamon Embankment,
CARDIFF

- Top-floor one-bedroom flat
- Prime Riverside location
- Short walk to Cardiff City Centre
- Stunning river views towards Principality Stadium
- Bright living area with unique feature window

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000

Top-floor 1-bed flat in the heart of Riverside with stunning river views towards Principality Stadium. Short walk to Cardiff city centre, amenities and Central Station. Bright living space, spacious bedroom and kitchen/diner. No chain.



Lounge
13' 9" x 9' 10" (4.19m x 3.00m)
Kitchen
10' 6" x 9' 2" (3.20m x 2.79m)
Bedroom
14' 7" x 13' 1" (4.45m x 3.99m)
Bathroom
8' 6" x 5' 11" (2.59m x 1.80m)

view this property online allenandharris.co.uk/Property/CTN109985



Property Ref:
CTN109985 - 0003

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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