



**Dray Court Caroline Street, Cardiff CF10 1FQ**

**welcome to**

## **Dray Court Caroline Street, Cardiff**

A spacious one-bedroom apartment in the heart of Cardiff city centre, just steps from the Brewery Quarter.

Featuring a bright open-plan living/dining area with kitchen, direct access to a private balcony, a generous double bedroom and a modern bathroom. With cafés, restaurants and bars moments away.



### **Communal Entrance**

Entered via Caroline street, stairs to all floor and lift.

### **Entrance Hall**

Wood effect flooring, spacious storage cupboard, intercom, airing cupboard.

### **Kitchen Diner Room**

19' 8" Max x 13' 5" Max ( 5.99m Max x 4.09m Max )

Wood effect flooring, double glazed door into balcony, TV point, two radiators, inset light; the kitchen is fitted with wall and base units with integral fridge & freezer, dishwasher and washing machine, sink and drainer, tile splash back.

### **Bathroom**

9' 2" Max x 7' 3" Max ( 2.79m Max x 2.21m Max )

Bath with over head shower and mixer tap, wash hand basin, low level wc, heated towel rail, ceramic flooring, extractor fan.

### **Bedroom**

9' 8" Max x 9' 3" Max ( 2.95m Max x 2.82m Max )

Carpeted, electric points, large double glazed windows.



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## **Dray Court Caroline Street, Cardiff**

- Prime city-centre location next to the Brewery Quarter
- Spacious open-plan living/dining area with plenty of natural light
- Private balcony accessed directly from the living space
- Generous double bedroom with ample space
- Ideal first-time buy or investment, with cafés, bars and restaurants just minutes away

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 3752.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 198 years from 07 Nov 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP108076 - 0005

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