

Warwick House,

Westgate Street, Cardiff, CF10 1DH



Estate Agents and
Chartered Surveyors

Asking Price Of

£212,500



First Floor Apartment

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Property Description

THREE DOUBLE BEDROOM APARTMENT SITUATED IN THE HEART OF THE CITY CENTRE

MGY are delighted to bring to market this rarely available, three double bedroom apartment located in Cardiff City Centre. The accommodation briefly comprises entrance hallway, lounge, kitchen, three double bedrooms and bathroom with separate WC. The property further benefits from being within easy reach of Cardiff Central railway station as well as all other transport links and has on site 24 hour concierge. *Viewing highly recommended*

Tenure Leasehold

Council Tax Band E

Floor Area Approx 958 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALLWAY

Spacious hallway with cupboard. Wall mounted intercom system. Doors to all rooms. Pendant light fitting.

LOUNGE

16' 7" x 10' 4" (5.08m x 3.17m)
Spacious lounge located to the front of the property. Carpet to floor. Two large windows to the front. Two alcoves with built in shelving. Pendant light fittings with additional wall lighting. Power points. Feature fire with marble hearth and surround. Radiator. TV and telephone point.

KITCHEN

10' 7" x 7' 6" (3.23m x 2.29m)
Fitted kitchen with a range of wall and base units with worktops over incorporating four ring gas hob with extractor above and oven below and stainless steel sink with drainer and mixer tap over. Space for appliances. Tiled splashbacks. Pendant light fitting. Window to side. Power points. Tiled flooring.

MASTER BEDROOM

14' 9" x 10' 11" (4.52m x 3.35m)
Located to the front of the property. Carpet to floor. Large window to front. Power points. Pendant light fitting. Radiator.

BEDROOM TWO

12' 11" x 9' 10" (3.96m x 3.00m)
Located to the front of the property. Carpet to floor. Radiator. Power points. Large window to front. Built in wardrobes. Pendant light fitting with additional wall lighting.

BEDROOM THREE

12' 4" x 10' 0" (3.78m x 3.07m)
Carpet to floor. Pendant light fitting with additional wall lighting. Radiator. Power points. Double -glazed French doors leading onto balcony with additional double-glazed window either side. Views over Cardiff Arms Park.

SHOWER ROOM

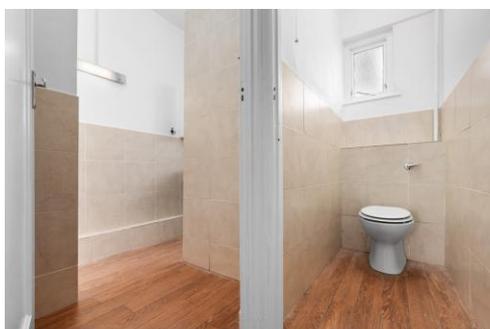
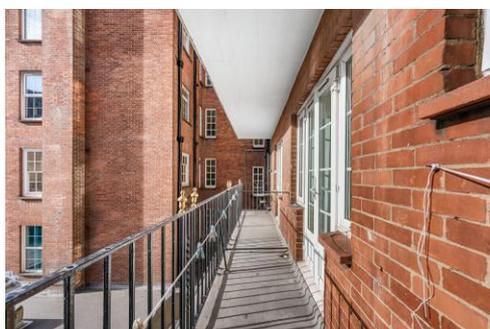
Partially tiled walls. Laminate flooring. Walk-in shower cubicle. Pedestal wash hand basin with hot and cold tap over. Obscure window to side. Pendant light fitting. Wall mounted storage cabinet. Privacy wall between WC and shower area.

TENURE

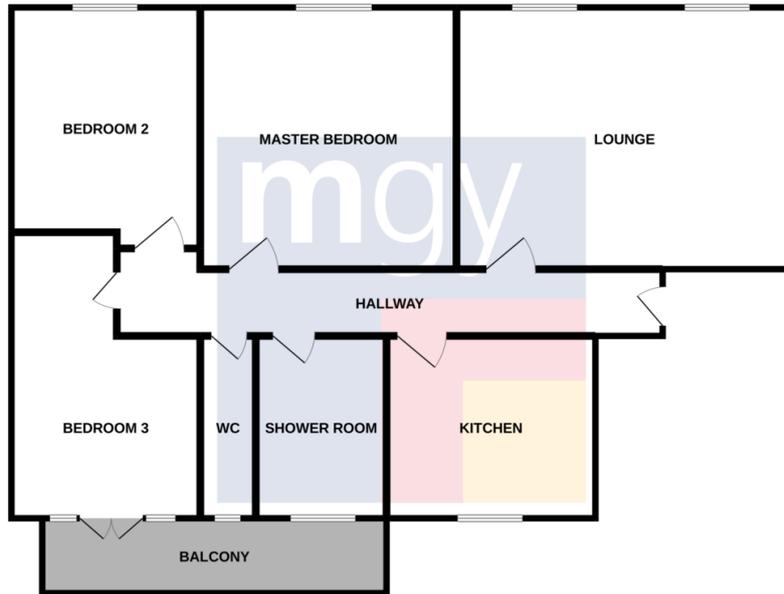
MGY are advised that the property is LEASEHOLD.

Lease Length - 999 years from 2021
Ground Rent - approx. £100 per annum
Service Charges - approx. £6274 per annum

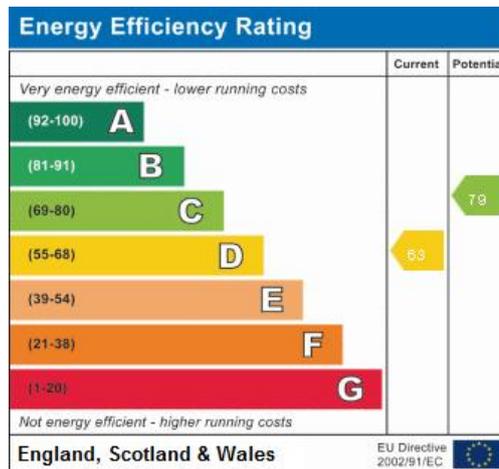
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