

**Kenilworth House,**  
Westgate Street,  
Cardiff City Centre, CF10 1DJ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£117,450**



Apartment

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# Property Description

**\*\*No CHAIN -Final price reduction. Offers to be made by close of business Monday 18th September. Apartment will go on the rental market the following day\*\*** MGY are pleased to offer this stylish one bedroom apartment situated in the heart of Cardiff City Centre. Cash offers are welcome. Perfectly proportioned for a first-time buyer looking to benefit from amazing amenities and transport links close by, as well as a fantastic pied à terre for busy professionals. Investors could be attracted to a potential of +9%gross yield as a simple BTL.The apartment is featuring a recently renovated kitchen, a modern bathroom, generous bedroom and a light and airy reception room. A full re-wire has been carried out in 2017. Service charge also includes hot water in the property as well as 7days a week on site security, so you can lock up and enjoy travel around the world with a piece of mind knowing your home is safe.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 493 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Original parquet flooring. Wood block flooring. Doors to all rooms.

## LIVING/DINING ROOM

15' 1" x 12' 9" (4.62m x 3.89m)  
Two sash windows to front aspect. Wood block flooring. Picture rail. Wall mounted uplighters and powerpoints.

## KITCHEN

12' 5" x 5' 4" (3.81m x 1.65m)  
A range of modern wall and base units with co-ordinating work surfaces. Integrated electric oven and hob with built in extractor fan over; plumbing for washing machine, space for fridge/freezer, stainless steel sink/drainers with mixer tap over. Sash window to rear aspect and a second single glazed obscure window to the rear. Tiled flooring and power points.

## BEDROOM

12' 9" x 9' 6" (3.89m x 2.90m)  
Entered via door with obscured glazed panels, wood block flooring, sash window to front aspect, power points, wall mounted uplighters and picture rail.

## BATHROOM

Modern three piece suite comprising of

bath, low level WC and pedestal wash hand basin. Tiled floors, partially tiled walls. Obscure window to rear. Heated towel rail.

## TENURE

MGY are advised that the property is leasehold with a remaining lease of 980 years.

Service Charge - £4,260 per annum  
Ground Rent - £150 per annum



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## Kenilworth House

Approximate Gross Internal Area = 45.8 sq m / 493 sq ft

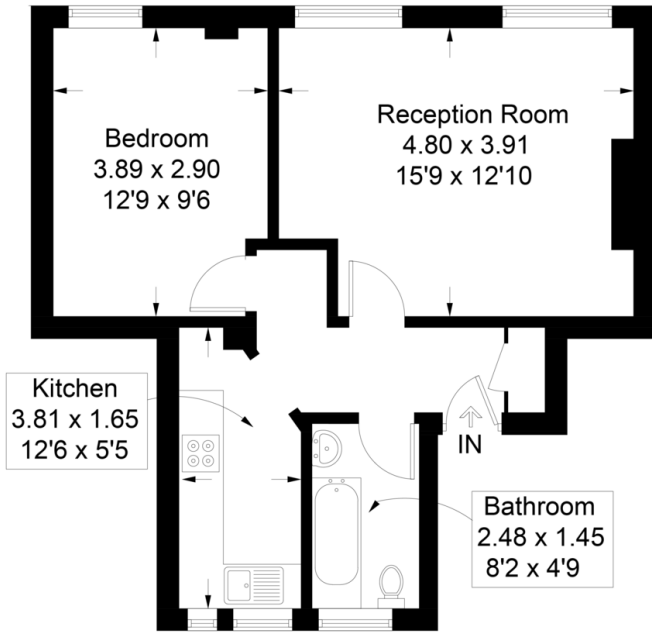
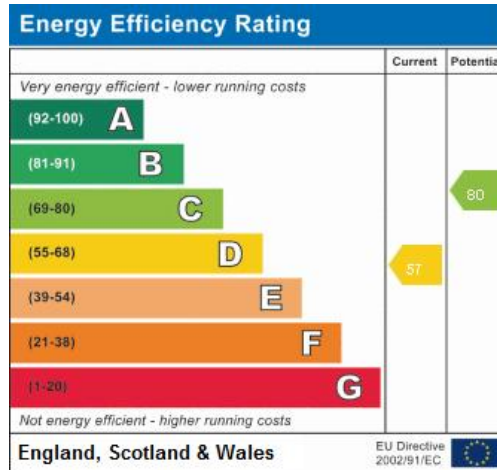


Illustration for identification purposes only, measurements are approximate, not to scale. (ID303606)



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