



**16 The Grand Westgate Street, Cardiff, CF10 1AR**

**Offers In Excess Of £120,000**



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## Offers In Excess Of £120,000



### Description

We are pleased to offer for sale this very large one double bedroom, third floor loft apartment situated in Cardiff City Centre. The building otherwise known as The Grand is boasting traditional features. The property comprises of entrance hall, large open plan living space with kitchen area, double bedroom and bathroom. The property additionally benefits from double glazed windows, electric heater, a telecom entry system and a lift servicing all floors. Ideally located in a central position on Westgate Street to ensure that this property is within walking distance to an abundance of local amenities to include shops, bars and restaurants and has fantastic transport links. Newly redecorated throughout with new flooring. This beautiful apartment offers the character of a period residence set in Cardiff city within minutes walks to most cafes & restaurants. The property is currently vacant and ready for an immediate move in and is being sold with NO CHAIN

### Entrance Hall

Enter via wooden door, wood laminate flooring, smooth walls, smooth ceiling, wall mounted electric heater, doors leading to open plan living room, bedroom and bathroom.

### Open Plan Living Room

17'0" x 17'8" max (5.18 x 5.38 max)

Enter via double opening wooden doors, wood laminate flooring, smooth walls with up-lights, smooth ceiling, two wall mounted electric heaters, open to the kitchen area, built in airing cupboard housing hot water heating system, two double glazed windows to front aspect.

### Kitchen Area

13'1" x 0'2" max (3.99 x 0.05 max)

Kitchen comprising of a range of base, eye level and drawer units with complementary roll edge worktops, one and a half bowl stainless steel sink with draining board and mixer tap, integral fridge / freezer, washer dryer and dishwasher, built in electric oven and hob with overhead extractor hood.

### Double Bedroom

9'11" x 12'4" max (3.02 x 3.76 max)

Enter via wooden door, wood laminate flooring, smooth walls,

smooth ceiling, wall mounted electric heater, built in double wardrobe, double glazed window to front aspect.

### Bathroom

6'4" x 7'5" (1.93 x 2.26 (1.94 x 2.25))

Enter via wooden door, bathroom comprising of a white three piece suite consisting of low level water closet, pedestal wash basin with mixer tap and panelled 'P' shaped bath with mixer tap and wall mounted power shower over with glass shower screen, vinyl flooring, smooth walls with tiled splash back, smooth ceiling with extractor.

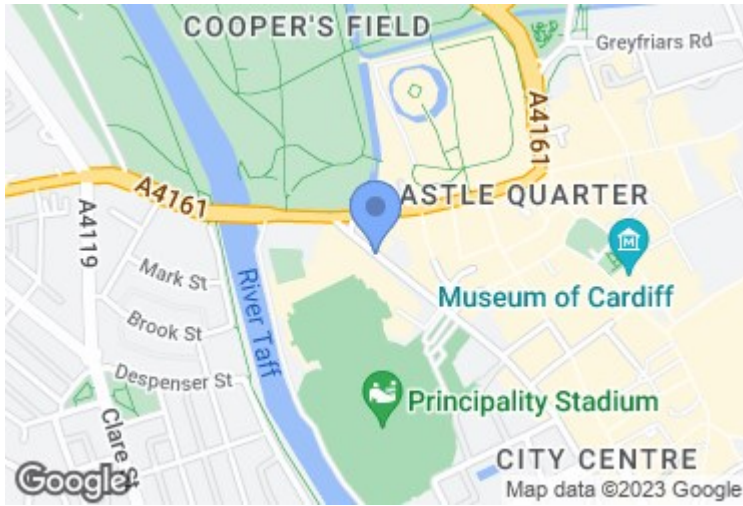
### Council Tax

Band D.

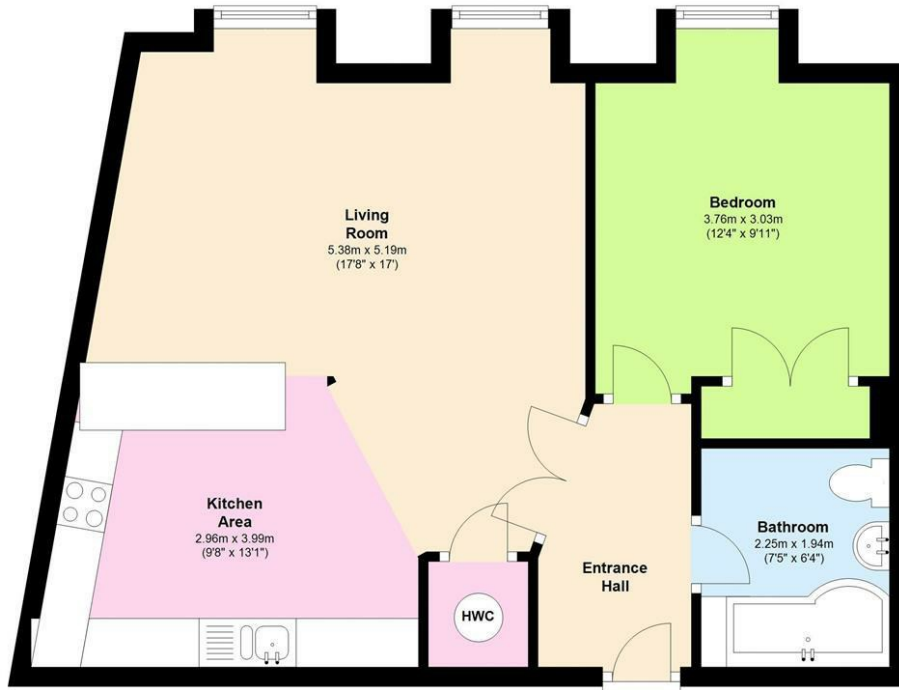
### Tenure

We have been advised by the Vendor that the property is LEASEHOLD with a the original lease being 999 years with 980 years remaining. Ground rent is £100.00 Per Annum. The service charge is £2,450.00 Per Annum.





### Third Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
86	86

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.