



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

**Offers In Excess Of £135,000**



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### Introduction

Welcome to this Exceptional Loft Apartment in the heart of Cardiff. Located on the third floor of the prestigious 'The Grand' building on Westgate Street, this apartment offers an urban sanctuary with all the convenience of city living. Ideal for professionals, investors, or those seeking a vibrant city lifestyle, this property has been newly redecorated and is available with no onward chain.

### Location

Set in the bustling centre of Cardiff, the apartment is just a short walk from a variety of shops, bars, and restaurants. It's perfect for those who appreciate the hustle and bustle of city life yet cherish their quiet moments at home. Excellent transport links are available, making commuting or traveling around the city effortless.

### Entrance Hall

Step into a welcoming entrance hall that sets the tone with its wood laminate flooring and smooth finishes. It provides access to all other rooms and includes a convenient storage solution.

### Open Plan Living Room

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

The heart of the home features a generous 17'0" x 17'8" living space, beautifully lit by double glazed windows and styled with up-lights that add warmth and character. The area merges seamlessly with the kitchen, making it ideal for entertaining or relaxing evenings at home.

### Kitchen Area

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

The kitchen area is a blend of functionality and style, equipped with integrated appliances including a fridge/freezer, washer/dryer, and dishwasher. The electric oven and hob with an overhead extractor hood will appeal to those who enjoy cooking.

### Double Bedroom

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

A peaceful retreat, the bedroom offers ample space, a built-in double wardrobe, and large windows that fill the room with light, enhancing the serene ambiance.

### Bathroom

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

Modern and sleek, the bathroom includes a 'P' shaped bath with a power shower, ideal for unwinding after a long day. The clean lines and high-quality fittings emphasize the apartment's modern aesthetic.

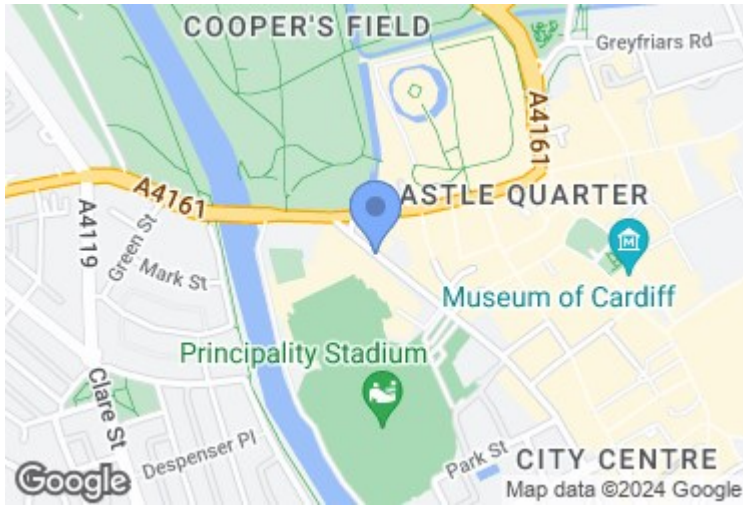
### Council Tax

Band D.

### Tenure

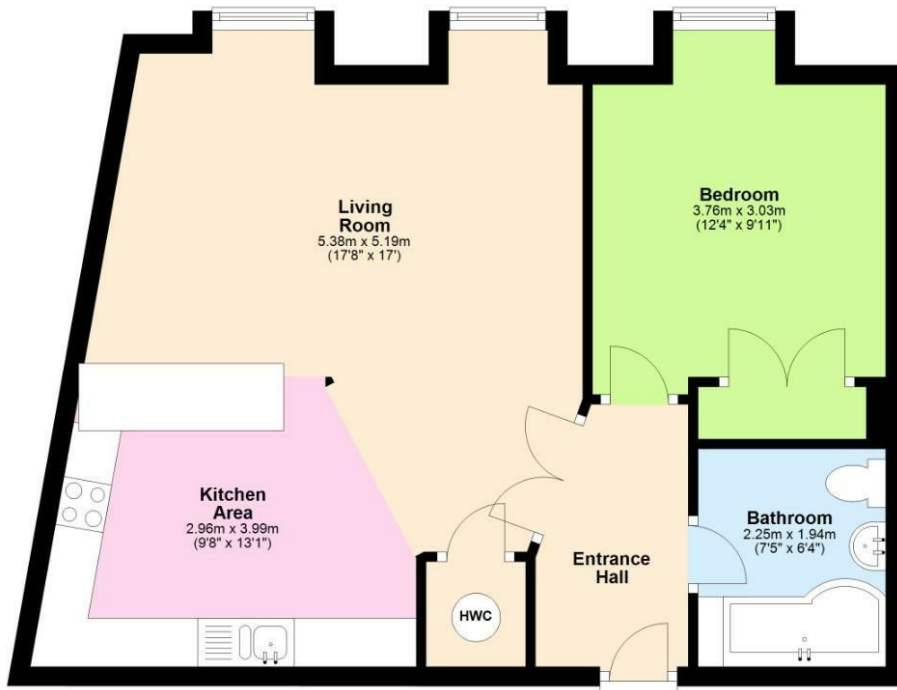
We have been advised by the Vendor that the property is LEASEHOLD with a the original lease being 999 years with 980 years remaining. Ground rent is £100.00 Per Annum. The service charge is £2,450.00 Per Annum.





### Third Floor

Approx. 51.9 sq. metres (558.8 sq. feet)



Total area: approx. 51.9 sq. metres (558.8 sq. feet)

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
Very energy efficient - lower running costs 82 plus) A	86 69
(81-81) B	
(69-49) C	
(55-48) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions 82 plus) A	
(81-81) B	
(69-49) C	
(55-48) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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