



15 The Grand Westgate Street

Cardiff, CF10 1AR

Offers Over £100,000

HARRIS & BIRT



We are delighted to offer for sale this conveniently located apartment situated on Westgate Street in the heart of the City Centre. This property is within easy access to all the bars, shops and restaurants you could wish for right on your doorstep, as well as Cardiff Central train station and Cardiff's Millennium Stadium.

The accommodation comprises: entrance porch, entrance hall, spacious kitchen/living/dining room, one spacious bedroom, plus a separate bathroom. Electric heating. No chain although the property is in need of some renovation.

EPC rating C Council Tax Band D.

This apartment would also make a great option for a landlord looking for a Buy to Let opportunity.

The estimated rental income would be £1000pcm.



Accommodation

Entrance Porch

Accessed from communal lobby. Useful space for shoes and cloaks. Wood effect vinyl laid flooring. Skimmed walls and ceiling.

Entrance Hallway 3'5" x 7'9" (1.04m x 2.36m)

Intercom system. Communicating doors to all rooms. Carpeted flooring. Skimmed walls and ceiling. Pendant lighting. Smoke detector.

Kitchen/Living Room 16'02"x 12'5"(kitchen) 23'3" x 16'1" (living room) (4.93mx 3.78m(kitchen) 7.09m x 4.90m (living room))

Carpeted flooring to Lounge part. Two electric radiators. Three UPVC double glazed windows to front elevation. Satellite/TV and FM DAB points in Lounge. Four wall lights. Skimmed walls and ceilings. Kitchen - Breakfast bar. Laminate effect flooring. A range of matching wall and base units. Built in Neff fridge/freezer, oven and four ring hob and dishwasher. Built in Indesit washer/dryer. Stainless steel full and half size sink and drainer with mixer tap. Cupboard housing electric heating with storage above.

Bedroom 10'7" x 14'8" (3.23m x 4.47m)

Carpeted flooring. Three UPVC double glazed windows to front elevation. Double doors to fitted wardrobe space. Electric radiator. Two wall lights. Skimmed walls and ceilings. TV aerial point and Telephone point.

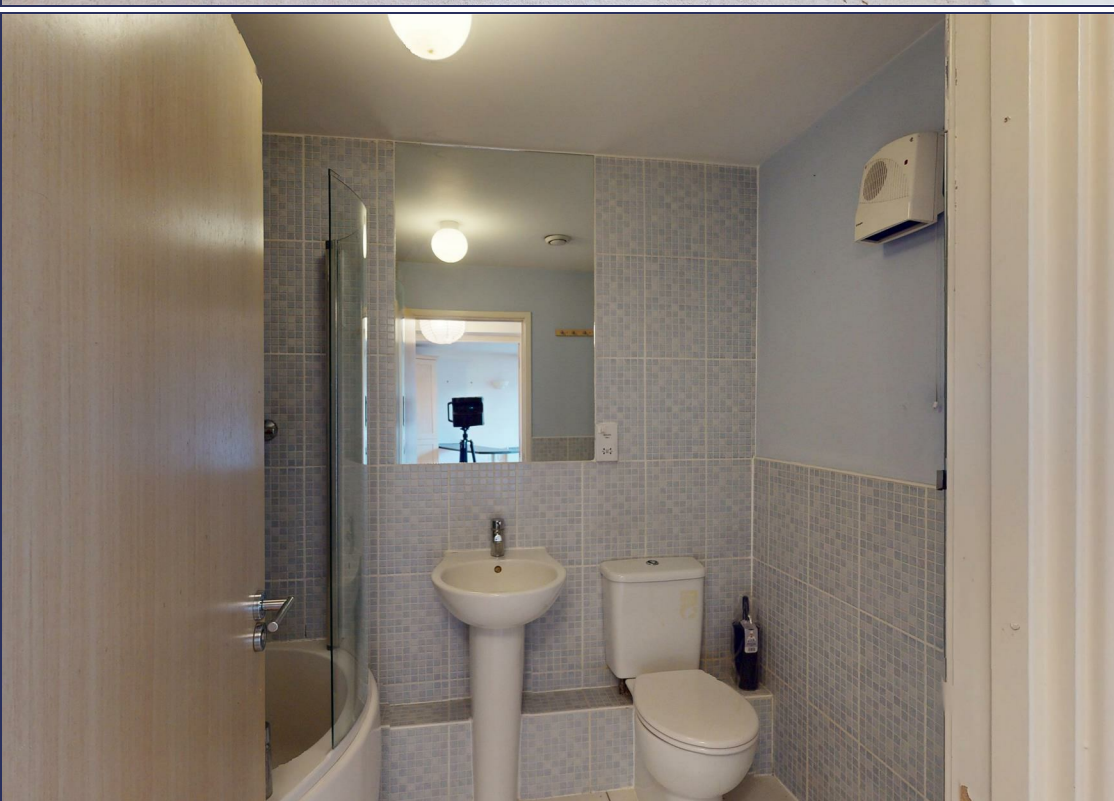
Bathroom 5'9" x 7'9" (1.75m x 2.36m)

Tiled flooring. Mostly tiled walls. P shaped bath in

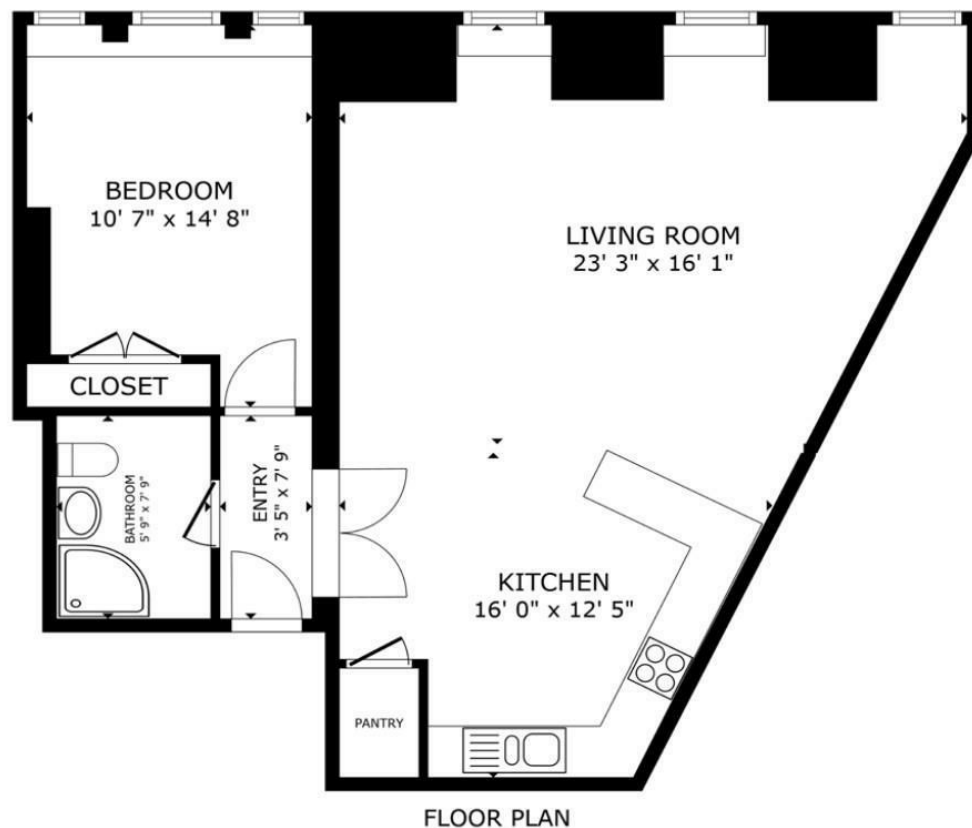
white with mixer tap and shower above. Wall hung wash hand basin with mixer tap. Low level WC. Skimmed ceiling. Ceiling light. Extractor fan. Dimplex fan heater. Electric towel radiator. Two electric shaver points.

Tenure and Service Charge

£303.22 a month for communal maintenance, cleaning, lift maintenance and buildings insurance. Lease runs for 999 years from 2002. The property will be sold on a Leasehold basis. The Ground Rent due twice yearly at £56.50 per 6 months

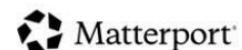






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& BIRT**

GROSS INTERNAL AREA
FLOOR PLAN 771 sq.ft.
TOTAL : 771 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

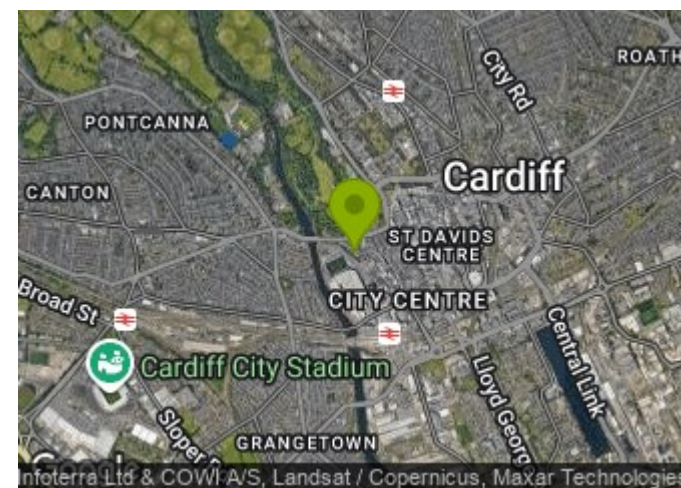
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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