

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



WESTGATE STREET  
CITY CENTRE



**ENTRANCE HALLWAY**

**LIVING ROOM**  
4.27m;1.52m x 3.02m (14;5" x 9'11")

**DINING AREA**  
4.27m;1.52m x 3.05m (14;5" x 10')

**KITCHEN**  
2.44m;0.91m x 2.51m (8;3" x 8'3")

**PANTRY**

**BATHROOM**  
3.33m x 2.49m (10'11" x 8'2")

**W.C.**  
0.99m x 0.86m (3'3" x 2'10")

**BEDROOM**  
4.22m x 2.97m (13'10" x 9'9")

**BEDROOM**  
3.84m x 2.77m (12'7" x 9'1")

**TENURE**

We have been advised by our seller client that the property is leasehold and that there is approximately 982 years remaining from a 999 year lease and the service charge is £6458 per annum and the ground rent is £250 per annum, your legal representative should confirm this.

**EPC RATING**

Rated D

**COUNCIL TAX**

Band E

**CONSTRUCTION**

The property is in listed building made of of traditional brick construction.

**MOBILE COVERAGE**

According to Ofcom over the four largest mobile providers the reception for indoor use for voice & data is likely.

**BROADBAND COVERAGE**

According to Ofcom the speeds available are between 17Mbps -1000Mbps.

**PROPERTY INFORMATION**

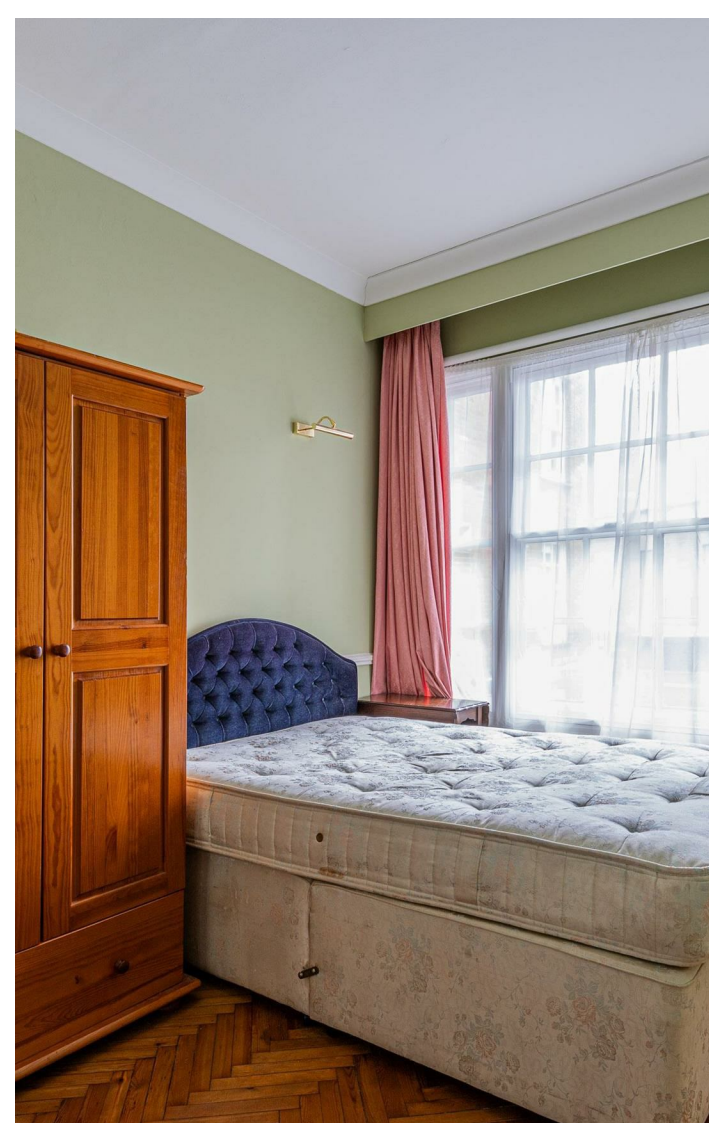
We are currently awaiting further property information from the seller and will update as soon as we have this.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

“ A well presented ground floor apartment location in the heart of Cardiff City Centre. Comprising of an entrance hallway, lounge, kitchen, bathroom and two bedrooms. Benefits include City Centre location and views overlooking Cardiff Arms Park. Sold with no onward chain. ”




Comments by - Mrs Samantha Draisey





## WESTGATE STREET

CITY CENTRE, CF10 1DH - £250,000

 2 bedrooms
  1 bathroom(s)
  742.00 sq ft

Welcome to this charming ground floor apartment located on Westgate Street in the heart of Cardiff City Centre. This purpose-built flat boasts a prestigious address and offers a perfect blend of comfort and convenience. Upon entering, you are greeted by an entrance hallway which in turn leads to a well-appointed reception room that is ideal for entertaining guests or simply relaxing after a long day. The property features two decent bedrooms, providing ample space for a small family, guests, or even a home office. The apartment also includes a modern bathroom, ensuring convenience and privacy for all residents. With 742 sq ft of living space, this property offers a comfortable and functional layout that is perfect for modern living.

### PROPERTY SPECIALIST

**Mrs Samantha Draisey**

samantha@jeffreycrossandknights.co.uk

01446 700222

Branch manager



### Westgate Street, City Center, CRF

Ground Floor Apartment Interior Area 799.48 sq ft



0 3 6 ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

