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CARDIFF VALE CAERPHILLY BRISTOL





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

Comments by Ms Karen Snelson

Property Specialist

Ms Karen Snelson

Lettings Manager

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I am pleased to offer my apartment for rent. It is a spacious and comfortable home in a fantastic city centre location, ideally suited to those looking to enjoy everything Cardiff has to offer. I hope the next tenants will enjoy living here as much as I have.

Comments by the Homeowner



Westgate Street, City Center, CRF

Ground Floor Apartment Interior Area 799.48 sq ft



0 3 6 ft

N

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







Westgate Street

City Centre, Cardiff, CF10 1DH

PCM

£1,300 PCM

2 Bedroom(s) | 1 Bathroom(s) | 742.00 sq ft



Contact our

Knights Barry Branch

01446 700222

Situated on the sought after Westgate Street in the heart of Cardiff City Centre, this attractive ground floor apartment offers an excellent opportunity to enjoy city living with comfort and convenience.

Upon entering, a welcoming entrance hallway leads through to a spacious reception room, providing the perfect setting for both relaxing and entertaining. The property features two generously sized bedrooms, offering flexible accommodation for professionals, couples, small families, or those seeking a dedicated home office.

The apartment also benefits from a contemporary bathroom and a practical, well designed layout that maximises the available space. Extending to approximately 742 sq ft, the property provides comfortable and versatile living accommodation throughout.

Ideally located within walking distance of Cardiff's vibrant shops, restaurants, cafés, and transport links, this purpose built apartment combines a prestigious city centre address with the convenience of modern urban living.

Deposit required: £1,700.00
Council Tax Band: E
EPC rating: D
Reference Requirement: Interested parties must have a combined annual income of at least £48,000.

A holding fee of one week's rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. Knights Lettings reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the contract or failed to take reasonable steps to enter into the Occupation Contract.





Entrance Hallway

Living Room 14;5" x 9'11" (4.27m;1.52m x 3.02m)

Dining Area 14;5" x 10' (4.27m;1.52m x 3.05m)

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

Pantry

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

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

Bedroom 13'10" x 9'9" (4.22m x 2.97m)

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

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

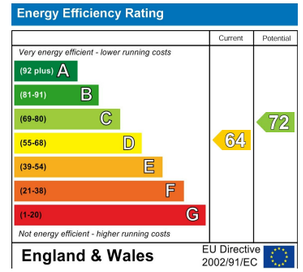
We are currently awaiting further property information from the seller and will update as soon as we have this.










Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) 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
64
72
England & Wales
EU Directive 2002/91/EC



