





Branksome House Westgate Street, Cardiff CF10 1DF

allen & harris

welcome to

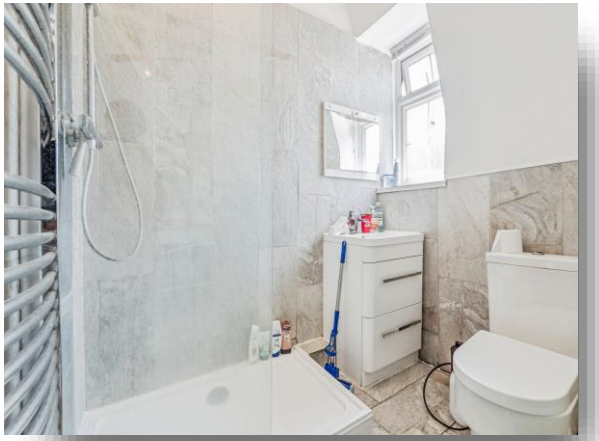
Branksome House Westgate Street, Cardiff

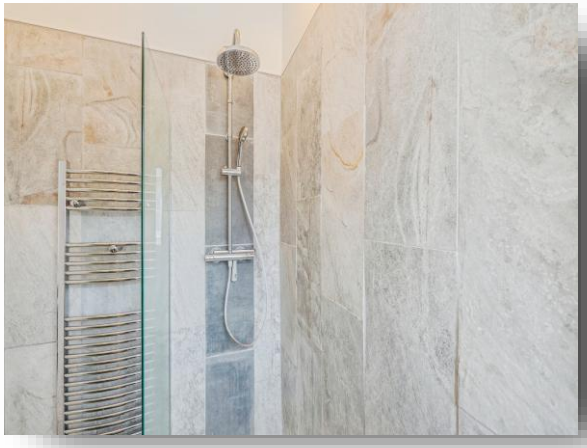
Beautifully renovated one-bedroom apartment in a prestigious Cardiff City Centre period building, offering spacious accommodation, concierge service and excellent access to shops, restaurants and transport links.













Communal Entrance Hall
Double wooden door into reception hall with step to main foyer with access to stairs, lift and door to rear entrance leading to the platform where you can enjoy practice games on the Cardiff Arm Park.

Kitchen/Diner
19' 9" Max x 10' 3" Max (6.02m Max x 3.12m Max)
Fitted kitchen with wall and base units, plumbing for washing machine, integral oven, fridge freezer, gas hob and extractor hood, tile splash back, sink and drainer, sky light window. Two window to front, inset light, TV point.

Bedroom
11' 6" Max x 9' 4" Max (3.51m Max x 2.84m Max)
Window to rear aspect with pleasant views over the stadium, door to en suite shower room.

Shower Room
6' 8" Max x 4' 8" Max (2.03m Max x 1.42m Max)
Tiled flooring and partly tiled walls walk in shower, double glazed window, W.C, hand wash basin, heated towel rail

Agents Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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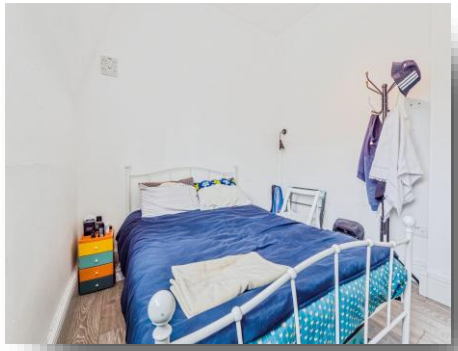
- Prestigious Cardiff City Centre Period Building
- Beautifully Renovated One-Bedroom Apartment
- Spacious & Well-Presented Accommodation
- Walking Distance to Shops, Restaurants & Cardiff Central Station
- Modern Kitchen

Tenure: Leasehold EPC Rating: E
Council Tax Band: C Service Charge: 4500.00
Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP107494

The Property Ombudsman

Property Ref:
CRP107494 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

allen & harris

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Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.