FOR SALE

Offers Over £120,000 Leasehold



Flat 10, Branksome House Westgate Street, Cardiff. CF10 1DF

- NO CHAIN & VACANT POSSESSION
- SECOND FLOOR ONE BEDROOM FLAT
- CITY CENTRE LOCATION
- PRESTIGIOUS BUILDING
- LIFT ACCESS
- PERIOD FEATURES & HIGH CEILINGS
- MODERN KITCHEN
- VIEWS OF WESTGATE ST TO NORTH, VIEWS OF CARDIFF ARMS PARK TO SOUTH
- CARDIFF CENTRAL RAILWAY STATION 0.4 MILES/9 MIN WALK
- LEASEHOLD: 999 YEARS FROM 29/09/1975 (~948 YEARS REMAINING)

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PROPERTY DESCRIPTION

Available with no onward chain and vacant possession, discover the perfect blend of character and convenience in this exquisite one-bedroom flat located in the heart of Cardiff's bustling city centre. Set on the second floor of a prestigious period building, this property features soaring high ceilings and original period details that create an inviting and elegant living space. Boasting spectacular views to the north across Westgate Street and to the south towards the iconic Cardiff Arms Park, this flat offers a truly unique city living experience. With lift access ensuring easy entry, it's an ideal home for professionals or investors seeking a stylish city sanctuary just moments from Cardiff Central Railway Station.

Situated in the vibrant core of Cardiff, this property places you within easy reach of all amenities, entertainment, and transport. Cardiff Central Railway Station lies just 0.4 miles away, approximately a 9-minute walk, providing excellent connectivity for commuters. The nearby streets buzz with a diverse array of shops, restaurants, and cultural venues, making it easy to immerse yourself in the city's dynamic lifestyle.

The bright reception room provides a comfortable and welcoming space to relax or entertain, enhanced by the impressive high ceilings and period sash windows that fill the room with natural light. The modern kitchen has been thoughtfully designed with contemporary fittings and ample storage, perfect for preparing meals with ease. The generous bedroom retains period charm while offering a peaceful retreat from city life. Completing the accommodation is the quirky bathroom, well-appointed with period fixtures.





Communal Hallway
Second floor accessed either via stairs or lift

Entrance Hallway
4' 0" x 10' 7" (1.22m x 3.23m) Accessed from Communal Hallway via solid timber front door; wooden block Parquet flooring; storage cupboard (3'11" x 1'6"); access to all rooms

Living Room
12' 9" x 15' 3" (3.89m x 4.65m) Wooden block Parquet flooring; gas feature fireplace; 2 sash windows to front, overlooking Westgate Street

Bathroom
4' 9" x 8' 2" (1.45m x 2.49m) Laminate flooring; partly tiled walls; pedestal wash hand basin with separate hot and cold water taps; WC; bath with mixer tap and shower attachment; obscured sash window to rear

Kitchen
5' 6" x 12' 0" (1.68m x 3.66m) Tiled flooring; partly tiled walls; modern fitted kitchen with matching wall and base units with worktops over; stainless steel sink with draining board and mixer tap; Ariston free-standing fridge/freezer; DeLonghi Professional range cooker with stainless steel splashback and extractor hood over; Hotpoint washing machine; microwave; sash window to rear and obscured picture window to rear

Bedroom
12' 10" x 9' 7" (3.91m x 2.92m) Wooden block Parquet flooring; sash window to front, overlooking Westgate Street





MATERIAL INFORMATION

Council Tax: Band D
N/A
Parking Types: Permit.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: None.

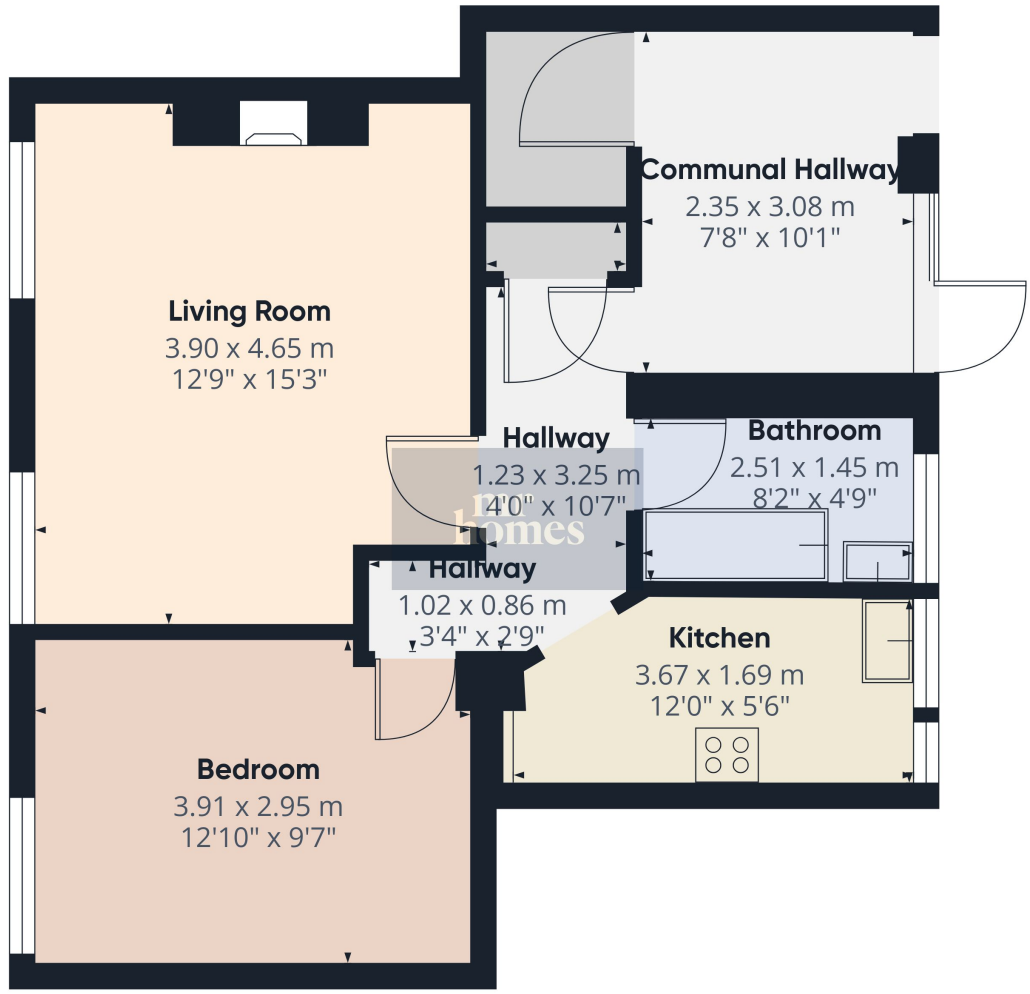
EPC Rating: D (57)
Annual Service Charge: £4,800.00
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

Mobile Signal
Please see Ofcom coverage checkers: 4G excellent data and voice, 5G excellent





FLOORPLAN & EPC



Floor 1

Approximate total area(1)

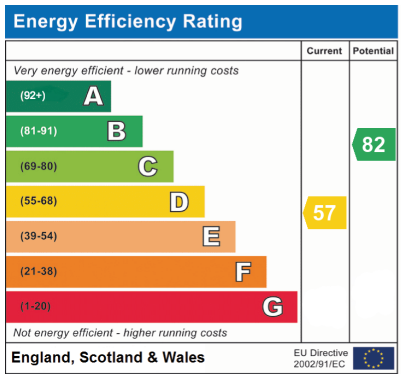
52.7 m²

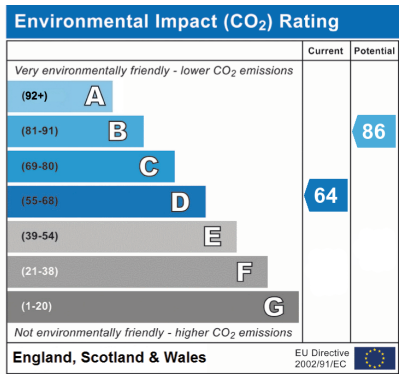
569 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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