



**APARTMENT 11
WARWICK HOUSE
WESTGATE STREET
CARDIFF
CF10 1DH**



- **SPACIOUS, LIGHT-FILLED LOUNGE/DINING ROOM WITH HIGH CEILINGS AND ORIGINAL SASH WINDOWS**
- **PRIVATE BALCONY OVERLOOKING CARDIFF ARMS PARK, PERFECT FOR RELAXING OR ENTERTAINING**
- **PRESTIGIOUS WARWICK HOUSE LOCATION ON WESTGATE STREET, ALONGSIDE PRINCIPALITY STADIUM**
- **24-HOUR CONCIERGE PROVIDING CONVENIENCE AND PEACE OF MIND**
- **OFFERED WITH NO ONWARD CHAIN, READY FOR IMMEDIATE OCCUPATION**

Elegant Two-Bedroom Apartment in Prestigious City Centre Mansion Block

Set within an impressive and prestigious city centre mansion block, this charming apartment on Westgate Street in Cardiff is the largest in the Castle Court Mansion block, built in the 1920s, and boasts unique period character. Originally a three-bedroom layout, it has been tastefully converted into a spacious two-bedroom home, blending historic elegance with contemporary living.

From the moment you step inside, you are greeted by a sense of space and grandeur. The calm, substantial lounge/dining area is bright and inviting, with large sash windows flooding the room with natural light - perfect for entertaining. Interior design by Chameleon Interiors highlights the apartment's period features, including high ceilings, a gas fireplace, and parquet flooring (under carpet). Secondary and double glazing ensure comfort throughout the year, while a private balcony offers delightful views over Cardiff Arms Park.

The apartment also features a fully fitted kitchen and bathroom, two generous double bedrooms, and is situated on the third floor. Residents enjoy the added convenience and security of a 24-hour concierge, fire safety measures, and a lift.

Warwick House occupies a prime position along Westgate Street in the heart of Cardiff. Instantly recognisable by its striking red brick façade, this substantial development sits directly alongside the iconic Principality Stadium and backs onto Cardiff Arms Park, placing you at the centre of the city's vibrant sporting, cultural, and social scene.

The service charge includes unlimited hot water, 24-hour concierge and security services, communal area cleaning and heating, daily refuse collection, external painting and regular window cleaning, fire alarm maintenance, as well as all building repairs and insurance coverage.

Offered with no onward chain, this is an excellent opportunity for a smooth and straightforward purchase. Perfectly positioned in Cardiff city centre, residents are steps away from a thriving mix of shops, restaurants, cafés, and cultural attractions, with excellent transport links including the main railway station just a short distance away- ideal for commuters or those wishing to explore further afield.

This is a rare opportunity to acquire a characterful, spacious home in one of Cardiff's most sought-after central locations.

OFFERS IN THE REGION OF £200,000

ACCOMMODATION – of approximate dimensions

ENTRANCE HALL	20' 2" max x 3' 8" max Access to all rooms, Intercom system, Storage Cupboard & Carpeted Flooring.
LIVING/ DINING ROOM	24' 6" max x 14' 8" max Original three sash windows overlooking Westgate Street with Secondary Glazing, Gas Coal effect fire to Fireplace, Electric storage heater. Ceiling Fan, Carpeted Flooring, TV Point, Electric Points & Internet Point.
KITCHEN	10' 1" max x 8' 1" max Oven & Stove, Washing Machine, Dishwasher, Sash Window with secondary glazing, Wall & Base units, Sink, Fridge & Freezer.
BATHROOM	8' 5" max x 7' 6" max WC, Bath with Shower, Vanity & Storage Unit, Electric Heater, Bidet.
BEDROOM ONE	13' 2" max x 14' 8" max

Sash window with secondary glazing, Carpeted floor, Electric Heater, Electric Points.

BEDROOM TWO

12' 7" max x 8' 5" max

Double glazed windows, Double doors access to private Balcony with Views of Cardiff Arms Park, Electric Heater, Electric Points, Carpeted floor.

TENURE

We are advised that the property is Leasehold. 999 years from 08 Nov 2004. Current Service Charge: £6139.00 Ground Rent: £50.00

COUNCIL TAX

We are advised that the Council Tax is currently Band F.

VIEWING

Strictly by appointment with Ystadau Hiwse Estates. 01970 294 139

What3Words:

///towns.stores.really

PROOF OF FUNDING

We will require evidence of funding prior to formally accepting an offer for this property (subject to contract).

MONEY LAUNDERING

Money Laundering Regulations of 2017 dictate that prospective purchasers produce acceptable forms of ID. Acceptable examples of identification include passport, recent utility bill, photographic driving licence etc.

GENERAL

All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

We endeavour to make our sales details accurate and reliable, but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property, and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

FLOORPLAN



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat 11
Warwick House
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CARDIFF
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Energy rating

C

Valid until

16 March 2035

Certificate number

3700-8931-0822-0492-3753















