



# An exceptional, renovated City Centre apartment

**2 Warwick House, Westgate Street, Cardiff CF10 1DH**

Leasehold



Located in the heart of the City • Ground floor with fob access • Striking red brick façade • Fully renovated throughout, finished to a high standard • Offered with no onward chain

**Local information**

Warwick House is on Westgate Street, in the Centre of Cardiff, a large series of apartment buildings with a recognisable red brick façade.

In the heart of the City, backing onto Cardiff Arms Park and alongside the Principality Stadium, it is perfect for sport lovers or those who want to be in the centre of the Capital City.

**About this property**

Entered with fob access to a communal hall leading to the front door. The entrance hall is generous with a large sitting room, featuring a grand fireplace and decorative mouldings giving the feel of a regency living room. There are two windows onto Westgate Street, both with shutters.

The separate kitchen is modern with shaker style wall and base units with wooden worktops over. Integrated appliances include a gas range cooker with extractor over, dishwasher, fridge and freezer and a generous storage cupboard.

There are two bedrooms, one overlooking Westgate Street and the other towards the Arms Park.

The family bathroom has been newly fitted with a bath, separate double shower, wash hand basin, bidet and WC. There is also a separate guest wc.

Offered with no onward chain, this is an excellent example of

City Centre apartment.

**Tenure**

Leasehold

**Local Authority**

Cardiff

EPC rating = D

**Viewing**

Strictly by appointment with Savills





Approximate Area = 75.7 sq m / 815 sq ft  
 For identification only. Not to scale.  
 © Fourwalls Group



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 249321

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02022001 Job ID: 140504 User initials: JT