



- > A Top Floor Converted One Bedroom Apartment
- > Situated Within An Immediate City Centre Location
- > An Ideal Investment Or Owner Occupier Purchase

## Flat 19 Marlborough House, Westgate Street, Cardiff, Wales CF10 1DE

### Tenure:

Leasehold with Vacant Possession

### Location:

Westgate Street is situated within the heart of Cardiff city centre and is within close proximity of Cardiff central railway station and bus services. Marlborough House is located next to the Cardiff Millennium Stadium. Cardiff city centre offers a wide range of amenities including shopping and Leisure facilities.

### Accommodation:

GROUND FLOOR: Entrance with Stairs & Lift to all floors.

TOP FLOOR: Hallway, Lounge/Bedroom, Bedroom One, Kitchen, Bathroom.

### Lease:

The Lease is dated 29th March 2007 for a term of 999 years commencing from the 8th November 2004.



### Provisional Viewing Dates and Times:

Strictly by appointment only with the viewing agents.

Please ensure that you contact the office below to book your viewing. Staff will NOT automatically attend the above times unless viewings are pre-booked.



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**PLEASE REFER TO THE GENERAL CONDITIONS OF SALE APPLICABLE TO THIS LOT**