



Severn Square, Cardiff CF11 9DP

welcome to

Severn Square, Cardiff

Unique 1,658 sq ft apartment in a restored Victorian warehouse. Two spacious bedrooms, master with en-suite and dressing room, private balcony, secure parking, and original features. A rare blend of heritage and style.



Lounge

19' 1" Max x 18' 2" Max (5.82m Max x 5.54m Max)

Open plan, wood flooring throughout, double glazed windows, radiator, Juliet balcony.

Dining Room

12' 4" Max x 11' 7" Max (3.76m Max x 3.53m Max)

Open plan, wood flooring throughout, double glazed windows. radiator, Juliet balcony.

Sitting Room

16' 6" Max x 10' 6" Max (5.03m Max x 3.20m Max)

Open plan, wood flooring throughout, double glazed windows, radiator, Juliet balcony.

Kitchen

15' 1" Max x 7' 1" Max (4.60m Max x 2.16m Max)

Wood flooring, elegant island breakfast bar, extractor fan, induction hob, oven, fridge / freezer.

Study

11' 3" Max x 6' 4" Max (3.43m Max x 1.93m Max)

Wood flooring, double glazed window.

Bedroom One

12' 9" Max x 9' 6" Max (3.89m Max x 2.90m Max)

Carpeted, radiator, balcony, glass viewing platform to downstairs, double glazed balcony door and windows.

En Suite

11' 1" Max x 6' Max (3.38m Max x 1.83m Max)

Heated towel rail, shower, WC, partially tiled slate effect.

Bedroom Two

14' 4" Max x 9' 1" Max (4.37m Max x 2.77m Max)

Carpeted, original wooden beams, glass viewing platform to downstairs.

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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welcome to

Severn Square, Cardiff

- Open-plan layout
- Two luxury bedrooms
- Private balcony access
- Secure gated parking
- Original architectural details

Tenure: Leasehold EPC Rating: D

Council Tax Band: F Service Charge: 1200.00

Ground Rent: 199.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108229 - 0005

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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