



Wellington House Crabtree
| Lewis Street Riverside | Cardiff | CF11 6JY

Offering stunning views across the North City skyline and beyond is this beautifully presented, uber- trendy top floor apartment situated at the massively sought after 'W2' development.

This rarely available two bedroom, stylish abode offers spacious accommodation throughout and comprising the super cool entrance lobby with stairs and lift rising to the apartments, entrance hall, living room open plan to fitted kitchen with floor to ceiling windows and access to the balcony, bathroom suite and the aforementioned bedrooms.

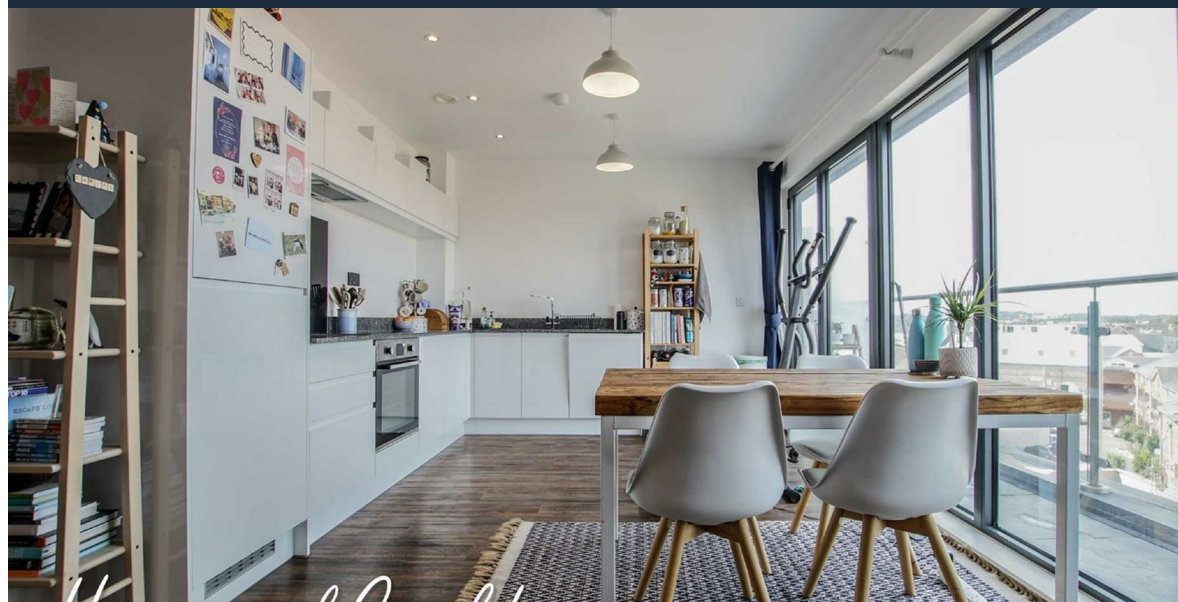
Conveniently located for local parks, Canton shopping district & City Centre.

No Chain.

Please call Hern & Crabtree, Pontcanna for more information.

WELLINGTON HOUSE

Guide Price £165,000



Communal Entrance

Accessed via fob controlled door into communal lobby area with stairs and lift rising to upper floors.

Entrance Hall

Accessed via door into hall with videophone entry system, vinyl floor, utility cupboard with plumbing for washer drier, door to:

Lounge/Kitchen

23'7" x 15'2"

The living room offers ample space for living furniture, TV point and power points. The fitted offers a range of white wall cupboards and base units with complementing granite worktops over and stainless steel sink unit with mixer tap and drainer. Integral appliances include fridge freezer, dishwasher and electric oven with four ring ceramic hob and cooker hood over. Power points, extractor, sunken ceiling

spotlights and double glazed bi-folding doors to balcony with glass balustrade.

Bedroom One

9'2" max x 11'6"

Built in wardrobe, electric heater, TV point, power points and ceiling speaker system

Bedroom Two

7'8" x 11'6"

Built in wardrobe, electric heater, TV point, power points and ceiling speaker system.

Bathroom

Stylish fitted suite comprising a low level w.c, vanity unit wash hand basin and panelled bath with thermostatic shower unit and tiled splash backs. Chrome heated towel rail, sunken ceiling spotlights, extractor and tiled floor.

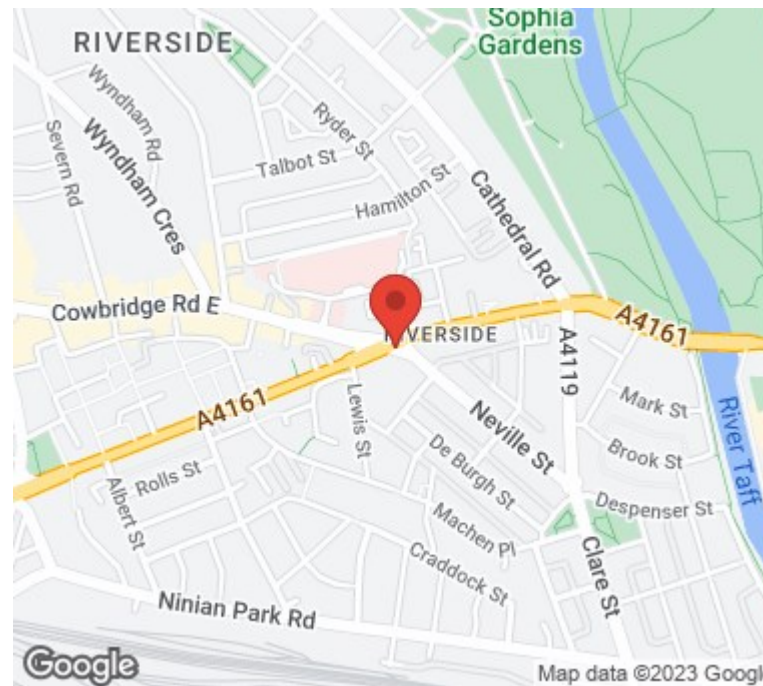
Tenure

Lease term: 255 years from 25 March 2016
Ground rent: £245 per annum
Estimated Annual Service Charge: £1081.17



Call Hern & Crabtree to arrange a viewing on **02920 228135**

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



219 Cathedral Road, Pontcanna, Cardiff, Cardiff, CF11 9PP
Tel: 02920 228135 Email: pontcanna@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



Hern & Crabtree

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.