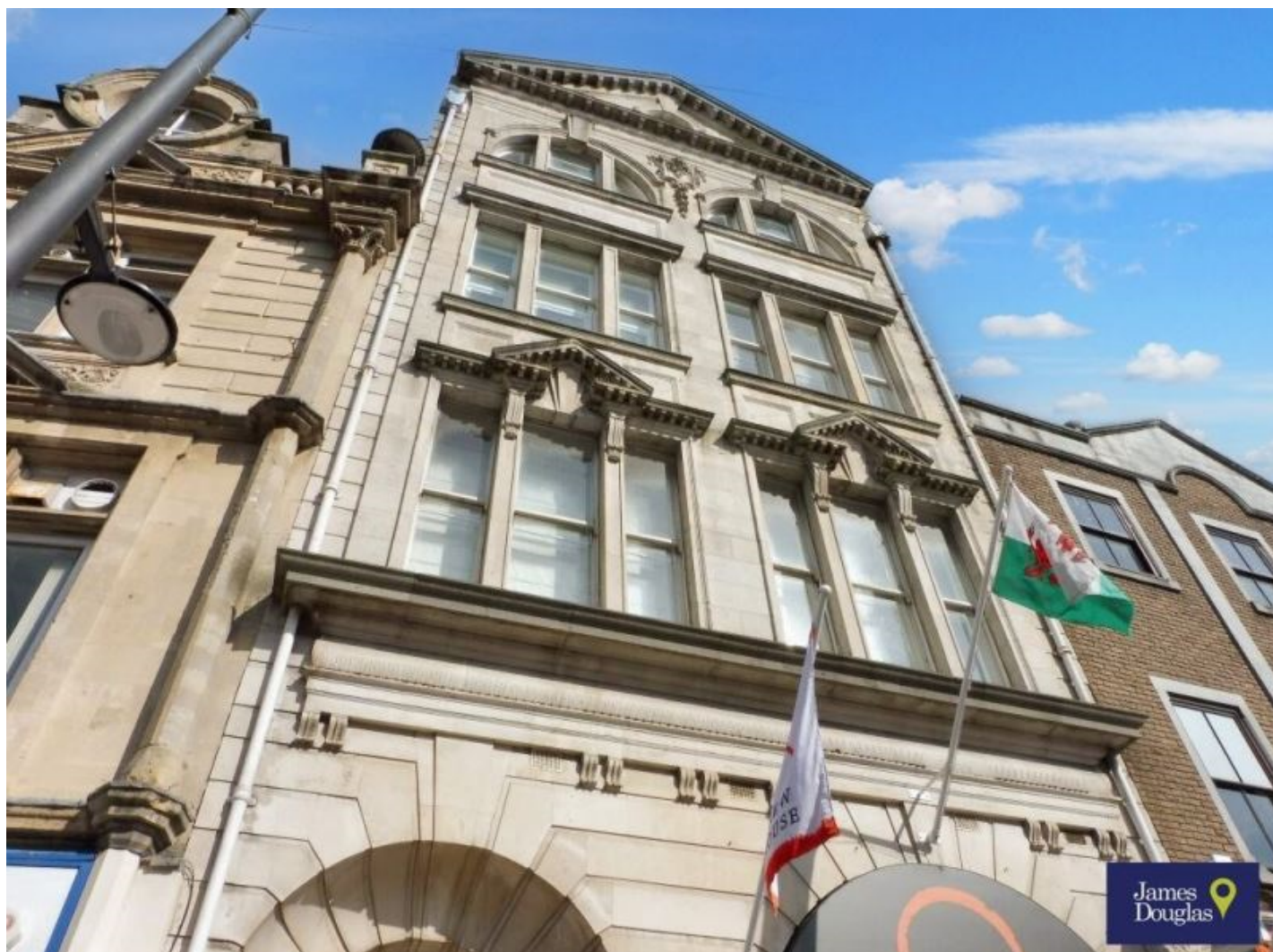




**4 The Hophouse, The Old Brewery Quarter , St Mary  
Street, Cathays, CF10 1FD**



- Walking Distance to City Centre
- Generous Living Space
- Superb Views of City Centre
- Sought After Location
- Close To Local Amenities
- Investment Opportunity
- EPC Rating D

# Description...

Investment Opportunity: Spacious 1 Bedroom Apartment with City Views in the Centre of Cardiff

Situated in the heart of Cardiff, this 1 bedroom apartment offers an excellent investment opportunity. Boasting city views and a convenient location just a few hundred yards from the main train line, with bus links right on your doorstep, this property is perfect for investors looking to capitalize on the bustling city life.

The apartment features a bright and airy living space, modern kitchen, and a well-appointed bedroom. With the added bonus of a sitting tenant already in place, this property is ready to generate income from day one.

Don't miss out on this fantastic opportunity to own a prime piece of real estate in one of the UK's most vibrant cities. Contact us today to arrange a viewing and secure your investment in the heart of Cardiff.

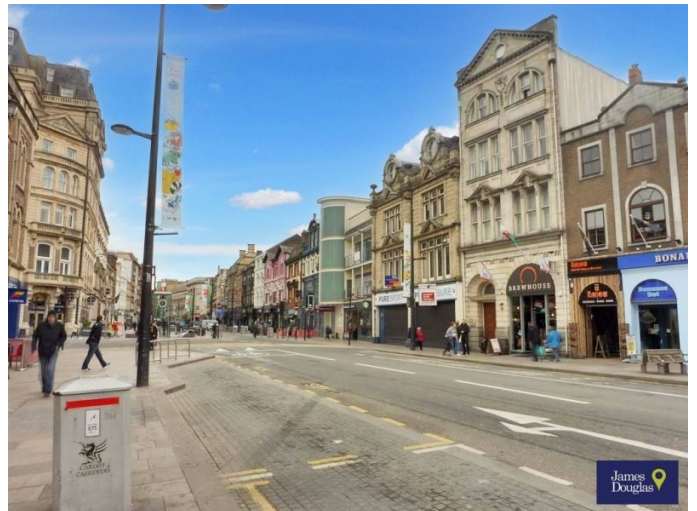
Lease Info: 200 years left on lease.

Ground Rent: £12.50 per quarter

Service Charge: £845.93 per quarter

# Accommodation...

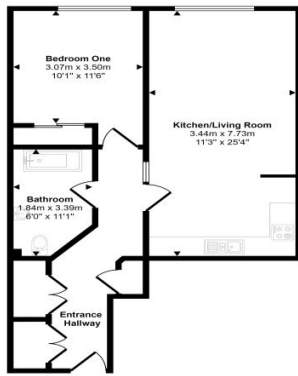








Approx Gross Internal Area  
60 sq m / 646 sq ft



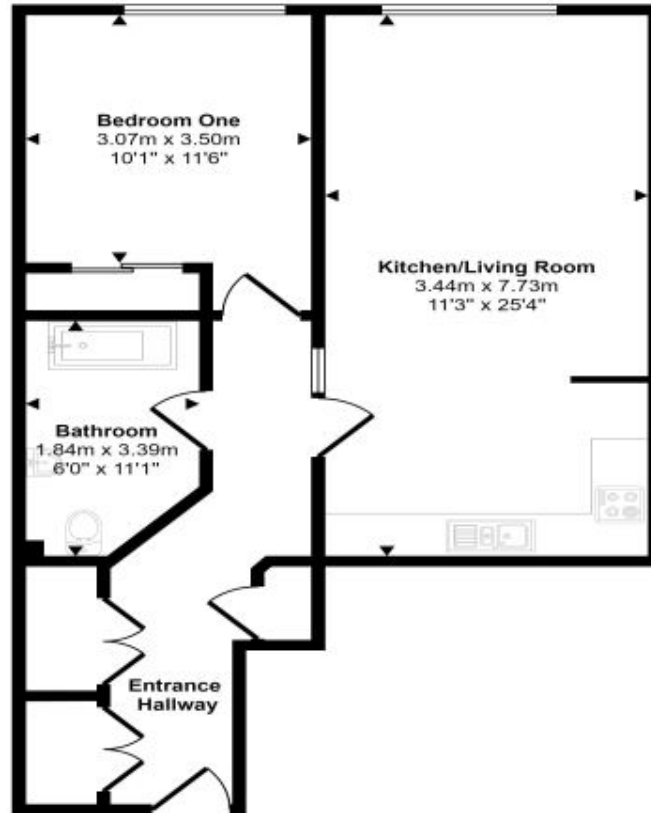
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



# Floorplan

Approx Gross Internal Area  
60 sq m / 646 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			82
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		