

2 bed apartment to buy in CF24

Newport Road, 70 Admiral House, .,
Cardiff, CF24 0DH

£105,000 Starting Bid

x 2 x 2 x 1

Tenure

Leasehold

Allocated parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Immediate 'exchange of contracts' available
- 5th Floor City Centre Apartment
- Two Double Bedrooms
- EPC Rating C

Key Information

- Council Tax: Band F
- EPC Rating: C
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Investors, Cash Buyers, Presenting this impressive two-bedroom apartment, ideally situated on the fifth floor of a modern development in the heart of the city centre. Designed with contemporary living in mind, the property offers two generously sized double bedrooms, including a main bedroom with en-suite shower room. The apartment features an open-plan living and dining area, fitted kitchen with integrated appliances. Large windows.

Residents benefit from one allocated parking space (a great advantage in such a central location), providing convenience and peace of mind for car owners. The building offers secure entry with Concierge ensuring a safe and welcoming environment for all occupants. With a wealth of city centre amenities, restaurants, shops, and transport links just a short walk away, this property is perfectly positioned.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services

Council Tax Band: F

Tenure: Leasehold

Length of Lease: 140

Annual Ground Rent Amount: £658.00

Annual Service Charge Amount: £4,191.00

Price: Starting Bid £105,000

Property Type: Apartment

Parking: Allocated, Gated, Secure

Year built: 2005

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

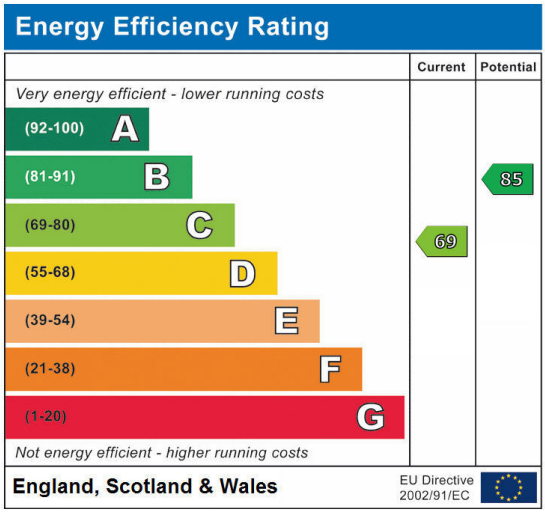
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good





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Contact your local branch today for more information on this property:

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