Seel &Co

SOLD POST

Flat 2, 242 Newport Road

, Cardiff, CF24 1RR

Auction Guide £90,000+

SALE BY PUBLIC AUCTION: The auction will take place online on 24 May 2022 at 4:00 pm with registration through our website

Description

Flat 2 occupies the entire first floor of this three storey, bay fronted Victorian property in the Roath area of Cardiff, situated approximately 1 mile East of Cardiff city centre. The property itself is in reasonable order but would benefit from some decorative improvement throughout, though does benefit from uPVC windows and a Worcester combination boiler (not tested).

The first floor flat briefly comprises a hallway, large bay-windowed double bedroom with built in wardrobes, a further double bedroom, bathroom, generous sitting room and a fitted kitchen with fire escape access to the rear yard/parking area.

We are informed the property is leasehold with approximately 159 years left on the lease and the maintenance charges are £50 per month into a shared account. However, please consult the legal pack for verification of tenure and all charges.

Please see the full 3D VR walkthrough tour on our website

Accommodation

GF - Communal Entrance
FF - Hall, Two double bedrooms, bathroom, sitting room, kitchen
OS - Rear hard standing with shared parking area.

Tenure

Informed Leasehold – please refer to legal pack for verification of tenure

Viewing

Viewing by appointment with Seel and Co (029) 2037 0117

Additional Fees

Buyers Premium – 1% with a minimum of £1,000 (inc of VAT) payable on exchange of contracts. Please refer to the legal pack for any further disbursements to be paid by the purchaser on completion.

Each property sold is subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction.

Further Information

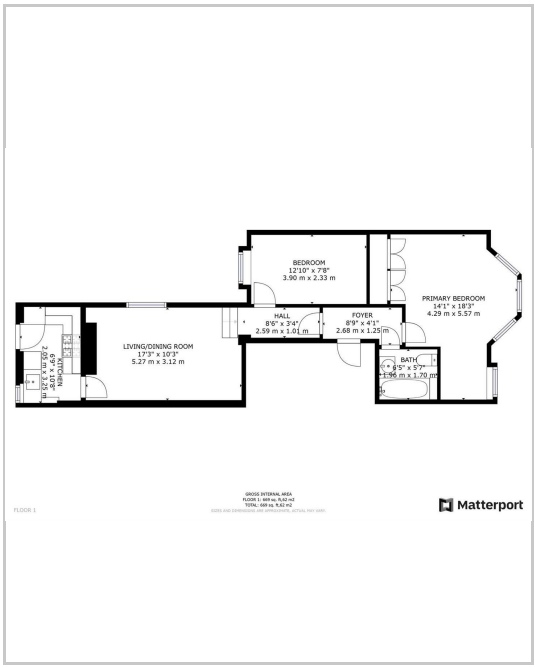
Auctioneers Office, Seel and Co (029) 2037 0117

Auction Details

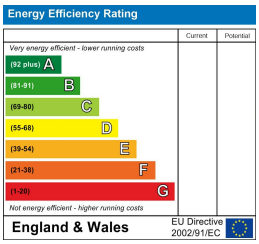
FOR SALE BY PUBLIC AUCTION on 5 July 2022 online via the Seel and Co website. Bidding will commence from midday on Monday, 4 July and conclude in order from Lot 1 at 4:00 pm on Tuesday, 5 July 2022

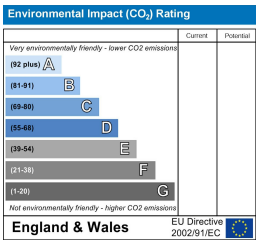
Area Map

Floor Plan



Energy Efficiency Graph





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