



**Taff Embankment, Cardiff CF11 7BE**

**welcome to**

## **Taff Embankment, Cardiff**

- Renovated First-Floor Apartment
- High Spec Throughout
- Bay-Fronted Open Plan Lounge/Kitchen
- Uber Stylish Shower Suite
- Fantastic Home or BTL/Air BnB investment

Tenure: Freehold EPC Rating: D

guide price

**£155,000**

### **Communal Entrance Entrance Hall Lounge / Kitchen**

16' 4" x 12' 1" ( 4.98m x 3.68m )

### **Bedroom**

12' 4" x 9' 8" ( 3.76m x 2.95m )

### **En Suite Shower Room**

### **N.B - Agents Note**

Agents Note; It is our understanding that the property as a whole is currently held under a Freehold title. To enable to the sale of the flat a Draft lease has been prepared which would be finalised on completion in preparation for submission at Land Registry. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements. Please enquire with the branch as to the leasehold details that have been acquired at this time but will be verified through your conveyancer.



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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.

#### **Property Ref:**

CTN108811 - 0006

  
**allen & harris**



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