



St. Lukes Avenue, Penarth, CF64 3PT

Welcome to

St. Lukes Avenue, Penarth

Perfect for any buyer wanting a project, either as a home or as an investment, this first floor apartment is located in Penarth and is offered with NO CHAIN. The accommodation comprises of a lounge, two double bedrooms, kitchen with access to a balcony and bathroom and access to a parking area.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.





Communal Entrance

Entered via glazed double doors to a communal hallway with stairs to all floors.

Hallway

Entered via a solid timber door, doors to lounge, kitchen, two bedrooms and bathroom.

Lounge

15' 5" x 10' 7" (4.70m x 3.23m)

Double glazed window to front, tiled floor and radiator

Kitchen

11' 7" x 11' 3" (3.53m x 3.43m)

Double glazed window to front, wall mounted gas combination boiler, range of kitchen units, one and a half bowl and drainer sink unit with mixer tap, door leading to a BALCONY.



Bedroom 1

13' 9" x 11' 4" (4.19m x 3.45m)

Double glazed window to rear, radiator.

Bedroom 2

11' 9" x 11' 5" (3.58m x 3.48m)

Double glazed window to rear, built-in wardrobe and radiator.

Bathroom

Two double glazed windows to front, panelled bath, WC and pedestal wash hand basin, tiled floor.

Outside

Communal gardens to all sides and a communal parking area.



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St. Lukes Avenue, Penarth

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Council Tax Band: B
- First floor apartment requiring refurbishment and offered with NO CHAIN

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£80,000

directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the traffic lights and continue over into Stanwell Road. Take the first left onto Victoria Avenue, proceed to the end of the road and pass over the traffic lights onto Dinas Road. Continue to the roundabout at the end of the road, proceed around it and drive back up Dinas Road and take the first left onto St. Luke's Avenue where the block of apartments can be found on the right hand side.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
PNR106424 - 0002

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.

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