



Catrine, Victoria Wharf, Cardiff, CF11 0SB

Welcome to

Catrine, Victoria Wharf, Cardiff

****EXCELLENT INVESTMENT OPPORTUNITY**** Offered with NO CHAIN is this great investment opportunity in Cardiff Bay, close to local amenities and access to Cardiff and the M4. The property is being sold with a tenant who is currently paying £1075 pcm, giving a potential yield of 10%!!

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 Hall

Entered via intercom system, stairs and lift access to all rooms floors, access to car park.

Hall

Airing cupboard housing hot water tank and storage area and wall mounted consumer units, electric panel radiator, door to all rooms.

Lounge/Dining Room

Double glazed patio door to BALCONY with two full height double glazed windows to the side providing superb water views, electric panel radiator, TV and Internet connection, opening to kitchen.

Balcony

Balcony with decked flooring with water views and space for table and chairs.

Kitchen

A range of floor and wall mounted kitchen units in white with contrasting work surfaces and tiled splashbacks, integrated eye-level electric oven, electric hob with stainless steel cooker hood above, spotlights, tiled flooring, spaces for fridge/ freezer and washer/dryer, one and a half bowl and drainer sink unit with mixer tap.

Bedroom 1

Double glazed window to rear with water view, electric panel radiator, built-in double wardrobe, door to ensuite

Ensuite

Three piece suite in white comprising of shower cubicle with mains fed shower and shower screen over, WC with enclosed cistern and a wash hand basin set into a vanity unit, extractor fan, heated towel rail, inset spotlights, part tiled walls to shower area and splashbacks, tiled floor.

Bedroom 2

Double glazed window to rear with water view, electric panel radiator, built-in double wardrobe.

Bathroom

Three piece suite in white comprising of a panelled bath, WC with enclosed cistern and a wash hand basin set into a vanity unit, extractor fan, heated towel rail, inset spotlights, part tiled walls to splashbacks areas, tiled floor.

Outside

There is an allocated parking space as well as visitor spaces on the main car park. The development is entered via security gates and there is a 24 Hour Concierge service to hand. There are communal gardens too with walks towards the both Cardiff Bay and Penarth Marina.



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



Welcome to
Catrine, Victoria Wharf,
Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom apartment with ensuite, dedicated parking space and concierge service.
- Sold with tenant in-situ currently paying £1075 pcm giving a potential yield of 10%!

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000



view this property online allenandharris.co.uk/Property/PNR106073



Property Ref:
PNR106073 - 0003

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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