



**Queen Street, Cardiff CF10 2GP**



**welcome to**

## **Queen Street, Cardiff**

This stunning apartment is situated in the heart of Cardiff City Centre, just steps away from shops, restaurants, and transport links. It features two spacious bedrooms, an ensuite, secure parking, a modern fitted kitchen, and offers fantastic views of Cardiff and beyond.



### **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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

### **Entrance Hall**

Wood effect flooring, airing cupboard, radiator, door to all room and storage cupboard.

### **Lounge & Diner**

Wood effect flooring, television point, double glazed window to side, door to balcony with attractive views.

### **Kitchen**

25' 4" max x 14' 5" max ( 7.72m max x 4.39m max )  
Fitted kitchen with base and curved units, induction hob and oven with extractor hood, radiator, plumbing for washing machine and integral fridge, sink and drainer.

### **Bedroom One**

15' 4" max x 9' 2" max ( 4.67m max x 2.79m max )  
Double glazed window to side, radiator, built in wardrobe, door to en suite

### **En Suite**

Shower cubicle, wash hand basin, wc, fully tiled and wall mounted heater.

### **Bedroom Two**

15' 4" max x 6' 1" max ( 4.67m max x 1.85m max )  
Double glazed window to rear, electric radiator

### **Bathroom**

8' 5" max x 6' 1" max ( 2.57m max x 1.85m max )  
Panelled bath, wash hand basin, wc, heated towel rail, fully tiled, spa bath and mixer tap.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Cash buyer only!! Secure parking
- Generous open plan living room & diner Through to modern kitchen

Tenure: Leasehold EPC Rating: D

Council Tax Band: F Service Charge: Ask Agent

Ground Rent: Ask Agent

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

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP107786 - 0002

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