



Ground Floor Flat Kings Road, Cardiff CF11 9DA

welcome to

Ground Floor Flat Kings Road, Cardiff

Spacious ground floor apartment in the heart of Pontcanna, offering two double bedrooms and a private rear garden. In need of modernisation, this property is perfect for buyers looking to add value. Just a short walk to local shops, cafés, and Cardiff City Centre.



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

10' 6" Max x 5' 1" Max (3.20m Max x 1.55m Max)
Access to Main bedroom, Kitchen and Lounge, Tiled flooring, Electric point

Lounge

11' 9" Max x 11' Max (3.58m Max x 3.35m Max)
Double glazed windows to rear of property overlooking private garden, Electric point x4, Internet point, Laminate flooring, Gas radiator

Kitchen

10' 7" Max x 10' 3" Max (3.23m Max x 3.12m Max)
Quartz work top, Wall and base unit, Integrated oven, Gas radiator, Sink, Partially tiled wall, Tiled flooring.

Bedroom One

13' 2" Max x 11' 2" Max (4.01m Max x 3.40m Max)
Double glazed window to front of property, Electric point x2, Gas radiator, Laminate flooring.

Bathroom

6' Max x 7' 5" Max (1.83m Max x 2.26m Max)
Partially tiled wall, Tiled flooring, Bath with shower, WC, Wash hand basin, Heated towel rail.

Bedroom Two

9' 1" Max x 18' Max (2.77m Max x 5.49m Max)
Double aspect double glazed windows, Gas radiator, Laminate flooring, Electric point x2

Rear Garden

Wrap around private rear garden, Block paving.

Entrance Hall

10' 6" Max x 5' 1" Max (3.20m Max x 1.55m Max)
Access to Main bedroom, Kitchen and Lounge, Tiled flooring, Electric point.

Agents Notes

The Freehold of the building is being sold with the Apartment!



check out more properties at allenandharris.co.uk



welcome to

Ground Floor Flat Kings Road, Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Private Garden
- Local to both Pontcanna & Canton

Tenure: Leasehold EPC Rating: D

Council Tax Band: D 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

£160,000



Please note the marker reflects the postcode not the actual property

check out more properties at allenandharris.co.uk



Property Ref:
CRP107992 - 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.



029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF,
South Glamorgan, CF11 9PN



allenandharris.co.uk