



Eclipse Street, Adamsdown Cardiff CF24 0JD

welcome to

Eclipse Street, Adamsdown Cardiff

NO ONWARD CHAIN! A GROUND FLOOR FLAT, in need of refurbishment, situated in this ideal location of ADAMSDOWN, close to local amenities and within walking distance of local shops, bus routes, and a short distance to Cardiff City Centre. The A48/M4 access corridor is also a short drive away.

Entrance

Via a double glazed composite front door and additional internal front door into:

Lounge

13' 5" Max x 10' 10" Max (4.09m Max x 3.30m Max)

Double glazed window to front aspect, radiator and main access to:

Inner Hallway

Two storage areas understairs and access to:

Kitchen

10' 1" x 7' 3" (3.07m x 2.21m)

Fitted with wall and base level units with complementary work surfaces over, sink unit, spaces for cooker and fridge/freezer, wall mounted combi boiler, double glazed window to side aspect.

Bedroom

Double glazed tilt and turn window to rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC, wash hand basin, heated towel rail and double glazed window to rear aspect.

Outside

Rear Garden

The vendor has advised that the garden is shared legally and that there is no access from upstairs.

Enclosed, area laid to lawn and stone chipped.

Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx. 146 years left

Ground Rent: Peppercorn



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



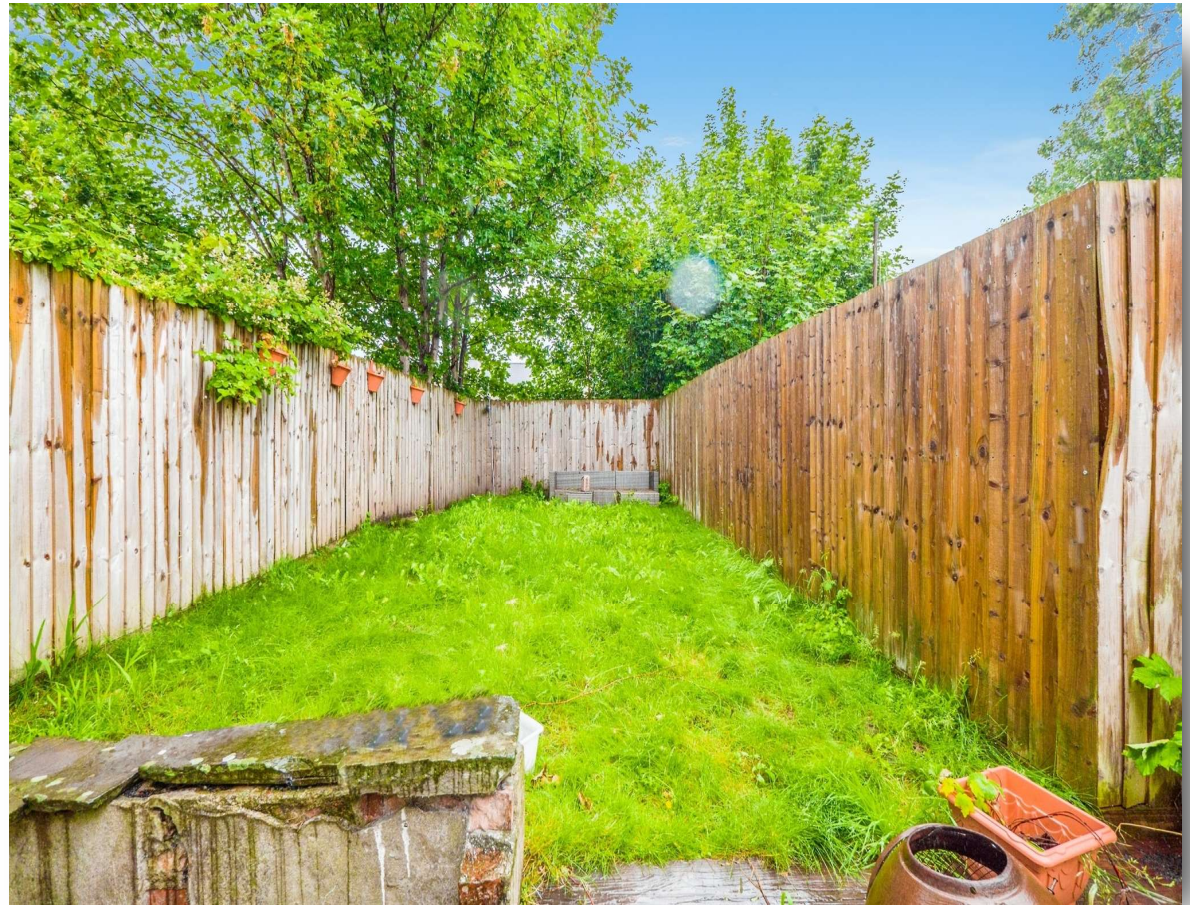
welcome to
Eclipse Street,
Adamsdown Cardiff

- Ground Floor Flat
- Bedroom
- Lounge
- Inner Hallway
- Fitted Kitchen

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1982.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers in excess of
£100,000



view this property online allenandharris.co.uk/Property/ROA114028



Property Ref:
ROA114028 - 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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



029 2046 4744



roath@allenandharris.co.uk



84 Albany Road, CARDIFF, South Glamorgan,
CF24 3RS



allenandharris.co.uk