

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



DIXIE APARTMENTS,
130-132 BUTE STREET

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130-132 BUTE STREET, CF10 5EA -
£159,950

CASH BUYERS ONLY
INVESTMENT OPPORTUNITY - Currently let till March 2025 with £850 per month in rent.
Located in the heart of Cardiff Bay and in the popular 'Dixie' development is this ground-floor DUPLEX apartment with its own private entrance. Discreet in its position, you'd walk past it if you didn't know it was there, this property offers exceptional space with stunning kitchen suite with integrated appliances, small breakfast bar and space for dining table. A cosy lounge is located to the rear of the flat which has been nicely carpeted and is open-plan from the rest of the lower level. A fantastic mezzanine floor is located upstairs which could be a study area or for guests. Further benefiting for a PARKING SPACE in the secure car park.

COUNCIL TAX BAND of D
EPC RATING of C

 1 bedroom(s)  1 bathroom(s)  432.00 sq ft

LOUNGE KITCHEN
3.78m x 5.72m (12'5 x 18'9)

SHOWER ROOM

BEDROOM
3.33m x 2.36m (10'11 x 7'9)

STORE

MEZZANINE
2.84m x 3.91m (9'4 x 12'10)

COUNCIL TAX
Band - D

TENURE
Leasehold, but this is to be confirmed by your solicitor


PARKING
One allocated parking space in the undercroft car park with roller shutter

POSSIBLE RENT
We would estimate the property would rent for £900-950 per month

SERVICE CHARGE
We have been informed the service charge is £1870 per year.

GROUND RENT
We have been informed the ground rent is £250 per year



| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 77 | 77 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |



Dixie, Cardiff Bay



Total Area: 432 ft² ... 40.2 m²
All measurements are approximate and for display purposes only