

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss






OXWICH CLOSE
FAIRWATER

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FAIRWATER, CF5 3BE - £85,000

****INVESTMENT OPPORTUNITY CURRENTLY RENTED UNTIL JAN 2025 £595**** Jeffrey Ross are pleased to market this large studio apartment located in a quiet cul-de-sac. Property comprises of spacious living/bedroom area with separate kitchen & bathroom with built in appliances and good storage space. This property also benefits from off road parking, electrical heating and is located on the top floor of the apartment block. This apartment is offered to the market with no onward chain.

EPC RATING of C.
COUNCIL TAX BAND of B.

 0 bedroom(s)  1 bathroom(s)  260.00 sq ft

COMMUNAL ENTRANCE

LIVING ROOM / BEDROOM

KITCHEN

INNER HALL / STORAGE

BATHROOM

TENURE

We are informed by our client that the property is Leasehold, this is to be confirmed by your legal advisor

COUNCIL TAX

Band - B

SERVICE CHARGES

Approx £65 per month - £780 per annum

LEASE DETAILS

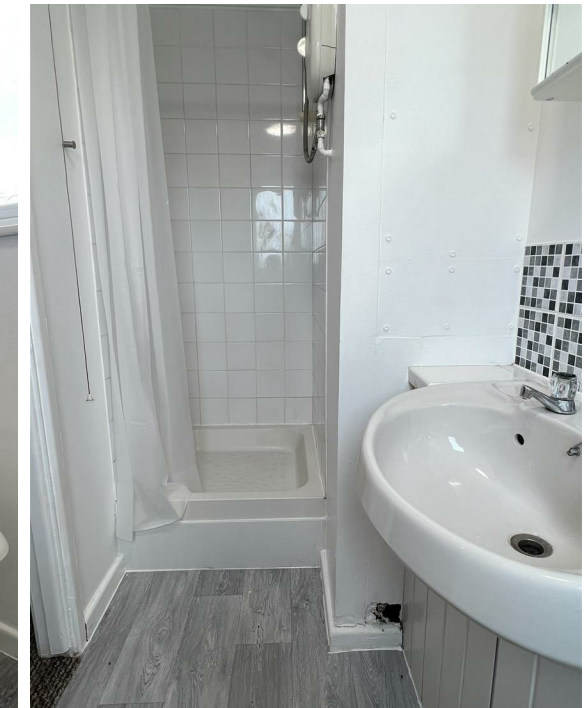
125 years from 1984 - approx 86 years remaining

PARKING

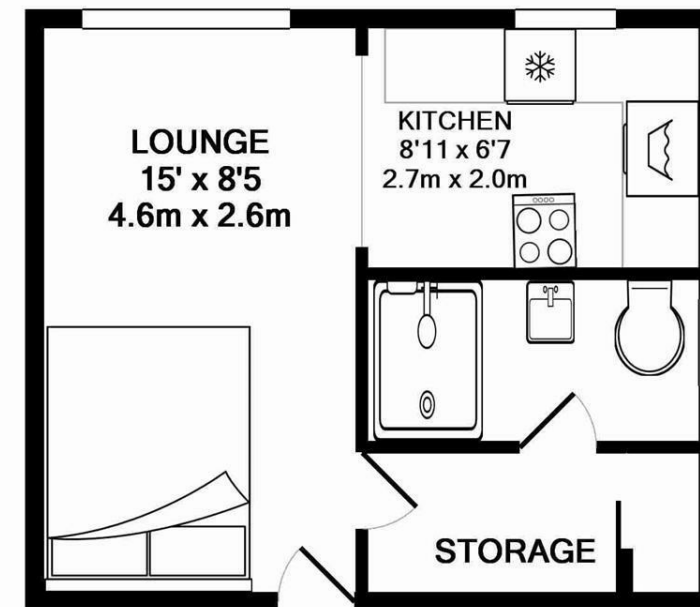
Allocated Parking space located adjacent to the main apartment block.

ADDITIONAL INFORMATION

This would make an ideal first time purchase or buy to let investment given the location and condition of the apartment. Monthly Rental amount would be £500pcm - £6,000 per Annum that works out as 6.1% yield after charges.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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



TOTAL APPROX. FLOOR AREA 260 SQ.FT. (24.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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