

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CLIVE STREET
GRANGETOWN

CLIVE STREET

GRANGETOWN, CF11 7JB - £220,000

Welcome to this fantastic property located on Clive Street in the vibrant area of Grangetown, Cardiff. This impressive block of flats offers a unique investment opportunity that is sure to catch the eye of any savvy investment buyer. The three flats spread across three floors boasts a spacious combined 1,604 sq ft of rentable space. The potential for a substantial annual return of £20,400 with full occupancy makes this property an attractive option for those looking to generate a steady income. Situated in the heart of Grangetown, residents will enjoy easy access to local amenities, schools, and transport links, making it a desirable location for tenants. Whether you are looking to expand your property portfolio or seeking a new investment opportunity, this block of flats on Clive Street is a must-see. Don't miss out on the chance to own a property with great rental potential in this up-and-coming area of Cardiff. Book a viewing today and explore the possibilities that this property has to offer.

 4 bedroom(s)  3 bathroom(s)  1604.00 sq ft

COMMUNAL AREAS

Main entrance door opens to communal hallway with stairs rising to floors one and two.

GROUND FLOOR FLAT

This ground floor flat is in the region of 560 square feet and is currently tenanted with a monthly income of £550 p.c.m / £6600 per annum.

FIRST FLOOR FLAT

This middle floor flat is in the region of 667 square feet and is currently tenanted with a monthly income of £700 p.c.m / £8400 per annum.

TOP FLOOR FLAT

This top floor flat is in the region of 377 square feet and is currently tenanted with a monthly rental income of £450 p.c.m / £5400 per annum.

EPC

Flat 1 C
Flat 2 C
Flat 3 D

TENURE

We have been advised by our seller client that the property is Freehold. Your legal representative should confirm this.

COUNCIL TAX

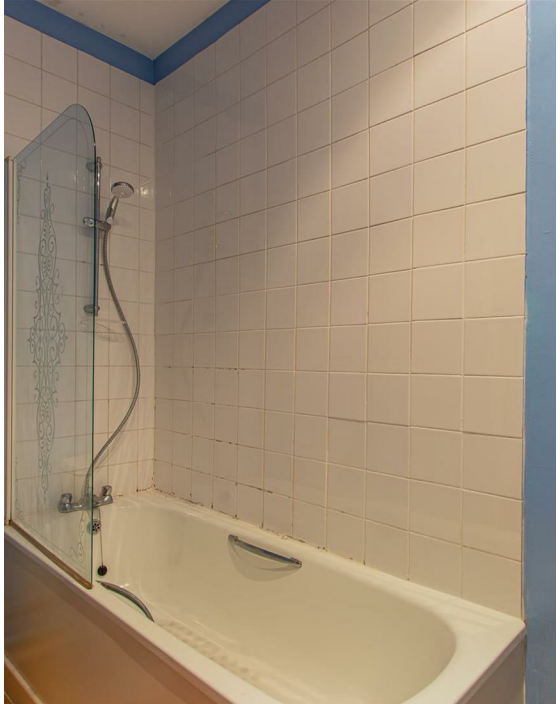
Flat 1 is band C
Flat 2 is band C
Flat 3 is band B

BROADBAND SPEED

According to Ofcom the highest speed available in the area is 1000MBPS this info can be found at <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=cf117jb&uprn=10023547181>

CONSTRUCTION

The property is traditional brick built circa 1910.



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