

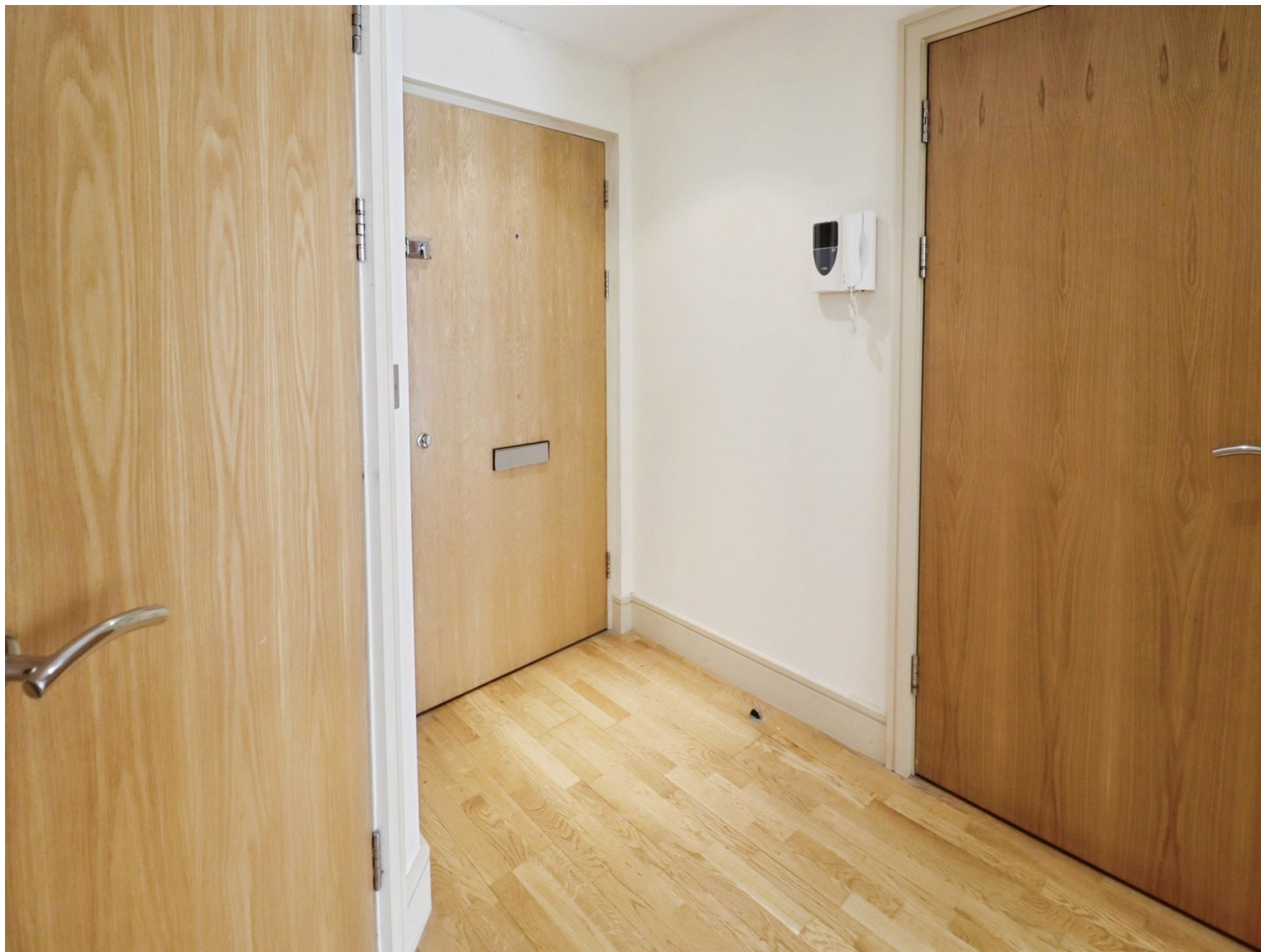


Woodlands Hayes

guide price £90,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- COUNCIL TAX BAND - D
- NO CHAIN
- GROUND FLOOR APARTMENT
- OUTSIDE SPACE
- ALLOCATED PARKING SPACE
- EPC Rating: Awaiting





About the property

Located within the prestigious Hayes Point development, this well-presented ground floor apartment offers a spacious double bedroom, modern open-plan living accommodation, private outside space, and allocated parking. Enjoying a sought-after coastal setting close to Penarth and Cardiff, this property

Accommodation

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.

Main Entrance

Entered via a secure communal entrance.

Entrance Hall

Enter into hallway with storage cupboard and access to all accommodation.

Kitchen/Lounge/Dining Room

16' 7" max x 11' 7" max (5.05m max x 3.53m max)

A spacious and contemporary open-plan living space, perfect for modern living and entertaining. The lounge and dining areas benefit from sliding doors opening directly onto the rear garden area, allowing for plenty of natural light. The stylish fitted kitchen features granite worktops, a range of wall and base units, integrated appliances, and under-cabinet lighting, combining both practicality and elegance.

Bedroom

12' 1" max x 10' 8" max (3.68m max x 3.25m max)

A generously sized double bedroom with fitted wardrobes and window overlooking the rear garden area.

Bathroom

7' 10" max x 6' 6" max (2.39m max x 1.98m max)

Contemporary suite comprising panelled bath with shower over, wash hand basin and WC.

Outside

Private outside patio area, ideal for outdoor seating and entertaining

Parking

The property also benefits from allocated parking.

Property Information

The complex provides 24 hour concierge service, indoor swimming pool, sauna, Gym and tennis courts, as well as access to the private beach.

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Floorplan



Ground Floor

Total floor area 42.6 m² (459 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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