





Beatrix Victoria Wharf,Cardiff CF11 0SE

allen & harris

welcome to

Beatrix Victoria Wharf, Cardiff

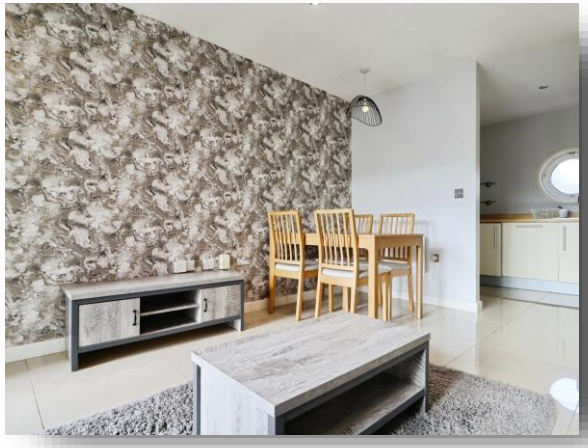
NO CHAIN. Situated within a gated development close to local amenities and transport links, this second-floor apartment enjoys river views and













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.

Entrance Hall

Two storage cupboards, airing cupboard housing hot water tank, tiled floor and electric heater.

Lounge / Dining Room

14' 4" x 12' 2" (4.37m x 3.71m)

Double glazed door and double glazed window onto a balcony with partial water views, tiled floor, spotlights, electric heater, space for table and chairs and opening to kitchen.

Kitchen

12' 2" x 7' 1" (3.71m x 2.16m)

Double glazed porthole window to front, floor and wall mounted kitchen units with work surface over and matching splashbacks, wine rack, pan drawer, one and a half bowl sink and drainer unit with mixer tap over, integrated eye-level oven, hob with stainless-steel splash-back and hood above, washer/dryer, tiled floor, spotlights and space for fridge-freezer.

Bedroom one

15' 5" max x 11' 3" (4.70m max x 3.43m)

Double glazed window to rear, built-in double wardrobe, electric radiator and door to ensuite.

Ensuite

Double glazed window to side, wash hand basin and wc with enclosed cistern set into a vanity unit to one wall double shower unit, tiled floor and electric radiator.

Bedroom Two

10' 10" max x 9' 6" (3.30m max x 2.90m)

Double glazed window to rear, built-out double wardrobe and electric heater.

Bathroom

Double glazed window to side, wash hand basin and wc with enclosed cistern set into a vanity unit to one wall, panelled bath with mixer tap and shower attachment, tiled floor and electric radiator.

Welcome to

Beatrix, Victoria Wharf, Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- An Excellent Opportunity - Sensible Offers Welcome
- Attractive 2nd Floor apartment with NO CHAIN and a BALCONY with river views.
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Tenure: Leasehold EPC Rating: D
Council Tax Band: E Service Charge: 3900.00
Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/PNR106821

The Property Ombudsman

Property Ref:
PNR106821 - 0011

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.

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