



Branksome House Westgate Street, Cardiff CF10 1DF

welcome to

Branksome House Westgate Street, Cardiff

A top-floor studio apartment located in Branksome House on Westgate Street, Cardiff city centre. The property offers a combined living and kitchen area, bedroom area with storage and a bathroom. Conveniently positioned for local amenities and transport links.



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.

Kitchen / Diner Area

14' 9" Max x 12' 3" Max (4.50m Max x 3.73m Max)
A combined kitchen and dining area with laminate flooring laid over parquet. The room features two single sash windows to the front, allowing natural light into the space. The kitchen area has partly tiled walls and includes a sink with drainer, a range of wall and base units, electric points, and spot lighting. Appliances include an oven, hob with extractor hood, washing machine and fridge. A radiator and the fuse board is also located within the room.

Bedroom Area

10' 9" Max x 9' 1" Max (3.28m Max x 2.77m Max)

The bedroom area benefits from a double-glazed window to the rear and includes laminate flooring, spot lighting, electric sockets and a built-in storage cupboard.

Bathroom

7' 2" Max x 5' 8" Max (2.18m Max x 1.73m Max)
The bathroom is fitted with a tiled floor and partly tiled walls, with spot lighting throughout. A double-glazed privacy window. The suite comprises a WC, hand wash basin, and a bath with overhead shower.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Top-floor studio apartment
- Central Cardiff location

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 3296.00

Ground Rent: 107.66

This is a Leasehold property with details as follows; Term of Lease 999 years from 08 Nov 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£65,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108137 - 0007

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