



**Ontario Way, Lakeside Cardiff CF23 6HB**

## welcome to

### Ontario Way, Lakeside Cardiff

Walking distance of Roath Park Lake is this ground floor apartment offered with no chain! There are an array of cafes, bars and restaurants in Lakeside Village making this a perfect spot for those looking to be in this lovely location.

#### 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

Via a solid wooden front door into:

#### Hall

Built in understairs storage cupboard, radiator, vinyl flooring and access to:

#### Lounge

13' 6" x 12' 9" ( 4.11m x 3.89m )

Double glazed window to front aspect, gas fire and radiator.

#### Kitchen

10' 5" x 7' 11" ( 3.17m x 2.41m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven, cooker hood, spaces for washing machine and fridge/freezer, tiled splashback, radiator, vinyl flooring and double glazed window to rear aspect.

#### Bedroom One

13' 7" x 8' ( 4.14m x 2.44m )

Double glazed window to rear aspect, radiator, built in storage cupboard, fitted wardrobes and double glazed door providing access to garden.

#### Bedroom Two

15' x 9' 4" ( 4.57m x 2.84m )

Double glazed window to front aspect, radiator and built in storage cupboard.

#### Shower Room

Fitted with a three piece suite comprising shower cubicle, wash hand basin, WC, radiator, vinyl flooring and double glazed obscure window to rear aspect.

#### Outside

##### Front Garden

Planted area to side on Manitoba Close, array of trees and footpath leading to front entrance.

##### Rear Garden

Fully enclosed, mainly paved, planted beds and gated rear access.

#### Leasehold Information

The vendor has advised us of the below:

Length of Lease: Approx. 139 years left

Ground Rent: Approx. £150 per annum

Current Building's Insurance Premium: Approx. £260



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to  
**Ontario Way,  
Lakeside Cardiff**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Ground Floor Apartment
- Two Bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 150.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£160,000**



**view this property online** [allenandharris.co.uk/Property/ROA114112](http://allenandharris.co.uk/Property/ROA114112)



Property Ref:

ROA114112 - 0009

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