



## Clifton House

£70,000

- Traditional Auction - 19th May
- Close to Cardiff City Centre
- Close to local transport links
- Council tax: C
- EPC rating: C
- EPC Rating: B





## About the property

**\*\*For sale by public auction on Tuesday 19th May\*\***

Cash buyers only!

One bedroom, second floor apartment comprising lounge, kitchen, double bedroom and bathroom and further benefitting 24 hour security monitoring. The property is located within walking distance to Cardiff city centre.

Leasehold – held on a term of 125 years from 01/01/2006

Viewing is highly recommended prior to auction and registering to bid before the event is essential.



Accommodation

02920 462246

albanyroad@peteralan.co.uk

## Floorplan

### 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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