





Inverness Court Cranleigh Rise,Rumney Cardiff CF3 4AP

allen & harris

welcome to

Inverness Court Cranleigh Rise, Rumney Cardiff

Cash Buyers Only** TENANT IN SITU**** A two-bedroom second-floor flat in the popular area of Rumney, ideally located close to local shops, amenities and transport links. Offering a spacious living room, fitted kitchen, bathroom and communal garden.

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.

Communal Entrance

Via door into:

Communal Hallway

Stairs rising to the second floor flat.

Entrance

Entered via communal entrance with steps leading to the front door.

Hallway

Entered via own front door with access into hall, storage, access to lounge, kitchen, bedrooms and bathroom.

Living Room

17' 2" x 14' 1" (5.23m x 4.29m)
Window to the front aspect, radiator, power points.

Kitchen

9' 9" x 7' 2" (2.97m x 2.18m)
Window to rear, integrated hob, oven and extractor hood, power points, wall mounted boiler, plumbing for washing machine.

Bedroom One

13' 9" x 10' 8" (4.19m x 3.25m)
Window to the front aspect, radiator, power points.

Bedroom Two

10' 8" x 10' 7" (3.25m x 3.23m)
Window to the rear aspect, radiator, power points.

Bathroom

Window to the side aspect, 3 Piece suite comprising panelled bath with shower over, wash hand basin and low level wc.

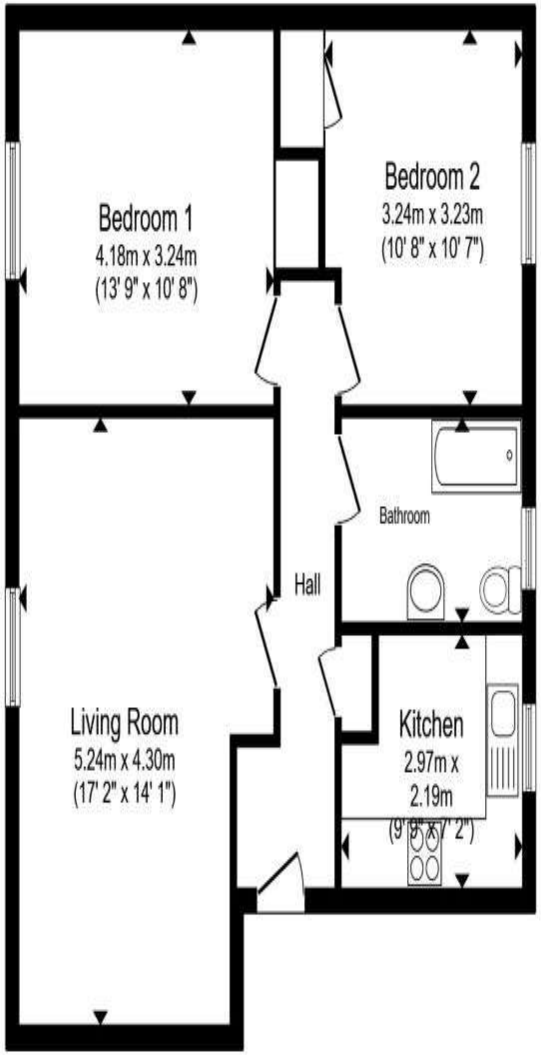
Outside

There are communal gardens and parking.

Leasehold Information

The vendor has advised of the below:

Length of Lease: Approx.40 years left
Ground Rent: Approx. £15 per annum
Service Charge: Approx. £1307.49 per annum - Approx. £435.83 per 1/3
Building's Insurance: Approx. £764.00 per annum



Total floor area 65.1 m² (701 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

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welcome to

Inverness Court Cranleigh Rise, Rumney Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Purpose Built Second Floor Flat
- Two Bedrooms

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: 15.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£70,000



view this property online allenandharris.co.uk/Property/ROA114912

The Property Ombudsman

Property Ref:
ROA114912 - 0004

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

allen & harris

029 2046 4744

roath@allenandharris.co.uk

84 Albany Road, CARDIFF, South Glamorgan, CF24 3RS

allenandharris.co.uk