SALES & LETTINGS
ANGELS



12 Burt Place

Cardiff Bay, Cardiff, CF10 5HS

Asking Price £142,500

REF: 19722656

TWO BEDROOM SECOND FLOOR FLAT - TWO BATHROOM - PRIVATE PARKING - LEASEHOLD - POTENTIAL ROI 10%

AVAILABLE WITH TENANT IN SITU OR VACANT FOR AN OWNER OCCUPIER

- Two bedroom / two bathroom apartment
- Situated on the second floor
- Private car space included
- Located in Cardiff Bay
- Current 8% ROI potential to increase to 10% on renewal (£1000 pcm to £1250)
- EPC rating: C due to expire October 2029
- No ESW1 required die to the height of the building not exceeding 11m
- Ground rent £309.01 - 01.01.2026 - 31.012.2026
- Service charge including buildings insurance £1893.75 - 01.01.2026 - 31.12.2026
- Lease length - 150 years from 1st October 2004 - 128 years remaining

Viewing

Please contact our Cathays Head Office Office on 02922331425 if you wish to arrange a viewing appointment for this property or require further information.

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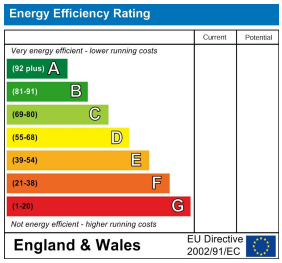
Floor Plan



Area Map



Energy Efficiency Graph











These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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