



**Louise Court Hazelhurst Road, Cardiff CF14 2HE**

**welcome to**

**Louise Court Hazelhurst Road, Cardiff**

A spacious top floor one bedroom flat offered with no onward chain. Ideally located near to Hailey Park, Llandaff train station and the high street with a range of amenities. Perfect for first-time buyers or investors seeking a convenient, low-maintenance property in Llandaff North.



## **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 Hall**

Intercom, storage cupboard with water tank, loft hatch, walk in cupboard with light

## **Kitchen**

Cupboards top and bottom units, work surfaces, stainless sink with drainer, electric oven, electric stove, cooker hood, space for washing machine and space for fridge freezer. Double glazed window to front

## **Lounge**

Double glazed window to front, electric heater

## **Bedroom**

Double glazed window to rear, electric heater

## **Bathroom**

Bath with electric shower, toilet, sink with cupboard, electric extractor fan. Obscure double glazed window to rear



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welcome to

## Louise Court Hazelhurst Road, Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Top floor one bedroom flat with extended lease. Chain Free!
- Generous size living room and kitchen

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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

**£135,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WTC109743 - 0003

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