



Hayes Apartments The Hayes, Cardiff CF10 1BN

welcome to

Hayes Apartments The Hayes, Cardiff

A stylish two double bedroom apartment located on the fifth floor of the prestigious Hayes Apartments in the heart of Cardiff City Centre. Featuring a bright open-plan living space, modern fitted kitchen with integrated appliances, private balcony overlooking The Hayes Gardens.



Welcome to this attractive two double bedroom apartment, situated on the fifth floor of the prestigious Hayes Apartments in Cardiff City Centre. Ideally located on the doorstep of an array of shops, restaurants and amenities, the property offers stylish city living in one of Cardiff's most sought-after locations.

The accommodation briefly comprises an entrance hall with intercom entry system, a modern open-plan kitchen fitted with a range of wall and base units along with integrated appliances, including a fridge/freezer, washing machine and oven. The bright and spacious lounge/diner is flooded with natural light and provides ample space for both relaxing and entertaining, with direct access to a private balcony enjoying impressive views over The Hayes Gardens.

The property further benefits from two well-proportioned double bedrooms and a contemporary bathroom suite, making it an ideal first-time purchase, city centre home or investment opportunity.

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

Kitchen/ Lounge

26' 1" Max x 11' 3" Max (7.95m Max x 3.43m Max)

Bedroom One

16' 6" Max x 9' 1" Max (5.03m Max x 2.77m Max)

En-Suite

7' 1" Max x 4' 8" Max (2.16m Max x 1.42m Max)



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Fifth Floor Apartment in Hayes Apartments
- Two Spacious Double Bedrooms, Including One Bedroom with En Suite

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 3000.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Mar 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108278 - 0002

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