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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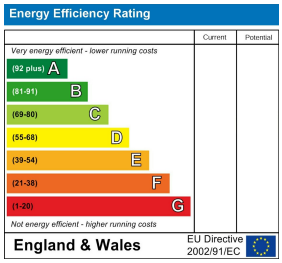
Floor Plan



Area Map



Energy Efficiency Graph











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