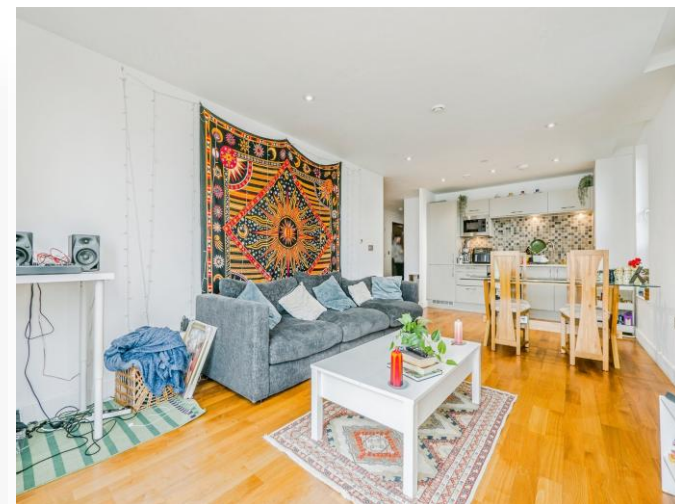




Hayes Apartments The Hayes, Cardiff CF10 1BL

welcome to

Hayes Apartments The Hayes, Cardiff

Well-presented two-bedroom city centre apartment located on The Hayes, offering modern accommodation with balcony, a recently renovated kitchen, allocated parking, and excellent access to shops, transport links and Bute Park.



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

A welcoming entrance hall finished with wood flooring and providing access to all rooms. Features include an intercom system, convenient electric points, and a useful storage cupboard housing the fuse board.

Kitchen / Reception Room

24' Max x 12' 2" Max (7.32m Max x 3.71m Max)

A well-appointed kitchen fitted with a range of wall and base units and finished with wood flooring and tiled splashbacks. The space includes integrated appliances comprising an oven, hob with extractor, microwave, fridge, and freezer. Additional features include a sink with drainer, spot lighting, ample electric points, and a double-glazed window providing natural light.

Follows onto a comfortable reception room, featuring wood flooring and spot lighting throughout. Double-glazed windows and juliet balcony doors with a safety rail allow for plenty of natural light and offer elevated views across Cardiff city centre. The room is well served by electric points and provides a pleasant space for both relaxing and entertaining.

Bedroom One

17' 2" Max x 11' 11" Max (5.23m Max x 3.63m Max)

A well-proportioned double bedroom finished with carpeting and spot lighting. The room benefits from an electric radiator, ample electric points, and a useful built-in storage cupboard. Two double-glazed juliet balcony doors with safety railings allow in plenty of natural light.

En Suite

A modern en suite shower room finished with fully tiled walls and flooring. The space includes a walk-in shower, WC, and hand-wash basin, complemented by spot lighting and a heated towel rail. Built-in storage adds practical convenience.

Bedroom Two

13' 9" Max x 8' 7" Max (4.19m Max x 2.62m Max)

A comfortable bedroom finished with carpeting and spot lighting. The room features a double-glazed window allowing for natural light, along with an electric heater, ample electric points, and built-in storage for everyday practicality.

Bathroom

7' 5" Max x 5' 5" Max (2.26m Max x 1.65m Max)

A well-finished bathroom featuring tiled walls and flooring throughout. The suite includes a bath with overhead shower, WC, and hand-wash basin, complemented by a heated towel rail and spot lighting. Built-in storage provides additional practicality for everyday use.



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Hayes Apartments The Hayes, Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Prime city centre location on The Hayes
- Allocated parking space

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 3084.00

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

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108130 - 0021

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