



bValued Ltd
Unit 2 Dyfrig Road Industrial Estate
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Regulated by RICS

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**Commercial & Residential Chartered Surveyors,
Estate Agents & Property Managers**

For sale £145000 subject to contract - Flat / Maisonette



Location

The property is about 1.3 miles from the city centre. It is on bus route 11. It is close to the Mermaid Quay and Butetown shopping Centre in Cardiff's vibrant and historic Bay area. Cardiff Bay railway station is close by. Century Wharf is a gated development accessible with electronic fobs. The 24 hour concierge office doubles as a CCTV hub for the whole development. All apartments have video entry systems with direct dial to the concierge. The development is served by a leisure suite comprising: a well equipped gym, 15 m heated indoor swimming pool, jacuzzi, sauna, solarium, break out area with vending machines leading to a large sun terrace, large community room for business or leisure for the benefit of residents of Century Wharf.

Brief Details

The flat is held on a 999 year lease from the 2001 at a ground rent of £71.00 per annum subject to review. It is sublet on an Assured Shorthold Tenancy for 6 months from 2nd May 2008. It comprises a double bedroom, living room, kitchen, bathroom and entrance hall. This is accessed from a communal vestibule. There are lifts and communal refuse facilities and a car park space for the flat. The development has landscaped communal gardens. The flat is still covered by the unexpired term of the NHBC guarantee.





Rooms

Living Room - 5.43 m minimum x 3.58 m. laminated floor. Electric creda heater. 3 double power points Satellite, TV, FM and BT points. Blinds to picture window.

Bedroom - 6.16m x 3.74 m max laminated floor, fitted cupboards, BT point, 3 double power points, TV point, electric heater, entry phone. French doors to balcony outside.

Kitchen - 2.8 m x 2.28 m. Tiled floor, wall and floor units with worktop, Inset sink. Elextrolux hob, extract fan, dish washer, washing machine, freezer and oven. Spots. Plinth heater. 3 double power points.

Bathroom - Bath, power shower, WC, wash hand basin, radiator, shaver point. Tiled floor and walls.

Entrance Hallway - Laminated floor, security entry phone, Double power point, Electric heater, Hot water cupboard.

Terms

Tenure: Leasehold

Council Tax/Rates/Stamp Duty: Council Tax Band E, The property is in a disadvantaged area so will get relief from Stamp Duty.

Viewing: Strictly by appointment via Bvalued Ltd.

Bvalued Ltd has links with Independent Financial Advisers and Solicitors/Conveyancers and would be pleased to introduce purchasers to them.

Notice is given that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or tenants, and do not constitute, nor constitute part of, an offer or contract;
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of bValued Ltd has any authority to make or give any representation to warranty whatever in relation to this property;
4. The owners are not bound to accept the highest, or any offer.
5. bValued Ltd has not tested any apparatus, equipment, fittings or services and cannot verify that they are in working order. The Buyer should obtain verification from their Solicitor or Surveyor.

Please visit www.multimap.com or www.streetmap.co.uk to find the location of a property.

We are linked to Independent Financial Advisers & Solicitors.

Rent, bond, fees and inspections - Residential tenants on or before date of occupation shall pay one month's rent in advance, another month's rent as a bond and a week's rent as a non-refundable letting fee as cleared funds. Inspections are by appointment only. Tenants without references may have to pay 2 months or more rent as a bond.

Council Tax – to find out how much this is firstly check what Council Tax Band the property of your choice has by referring to www.voa.gov.uk and then (if it is in Cardiff) refer to the 'How much is my Council Tax?' page on www.cardiff.gov.uk.