





Property Description

CASH BUYERS only. In need of full renovation and with a lease of 79 years remaining. Popular location close to a vast array of shops and eateries in Rumney Village. Easy access to the A48/M4 links. Excellent bus links to the City Centre. Ground floor flat with two double bedrooms, living room, kitchen and bathroom. Double glazing to all rooms. Perfect renovation project. As a rental you could expect a yield of circa £800 pcm and as a re-sale around £140,000

IMPORTANT INFORMATION

Leasehold: The lease is for 99 years from 4 December 2003 (80 years remaining).

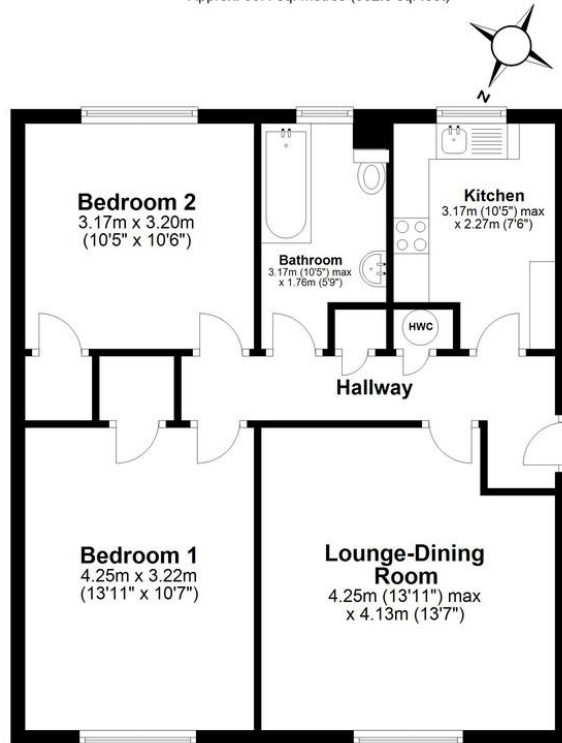
Ground Rent: is £50 for first 33 years of the lease; £100 for next 33 years; and £150 thereafter.

Service Charges: There is no service charge as such. The 6 flats in the block are simply billed as and when for various works by Warwick Estates. In the last year, the charges for each flat have only been £376 in total.






Ground Floor
Approx. 63.4 sq. metres (682.8 sq. feet)



Total area: approx. 63.4 sq. metres (682.8 sq. feet)

These Floorplans & not to scale & are for guidance only, accuracy is not guaranteed. Plan produced by E.W.Consulancy & is produced using Mobile Agent Floorplan soft ware.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

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