



6 Taff Vale Building Duke Street, Aberdare, CF44 7AD

Guide Price £42,000 Leasehold

No Onward Chain • Ideal Investment Opportunity/First Time Buy • Well-Presented Accommodation • Top Floor Flat • Lift Access • Allocated Parking

BIDMEAD COOK

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Online Auction Via Auction House, bidding opens Monday 23 October at midday and closes on Wednesday 25 October at midday. A one bedroom top floor apartment. The property is accessed via a secure door with intercom access and benefits include a lift and allocated parking space. The accommodation comprises an entrance hallway, various storage areas, open-plan reception room/kitchen with integrated appliances, bedroom and bathroom. NO ONWARD CHAIN.

Buyer's Premium - £600 including VAT payable on exchange of [contracts.Auction](#) House have an Administration Charge of 1.2% including VAT of the purchase price, subject to a minimum of £1,200 including VAT, to be paid by the purchaser on exchange of contracts. Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion. **Guide Price - An indication of a seller's minimum expectation at auction and given as a "Guide Price" or a range of "Guide Prices". This is not necessarily the figure a property will sell for and is subject to change prior to the auction.**



Council Tax band: A. Tenure: Leasehold.
EPC Energy Efficiency Rating: C

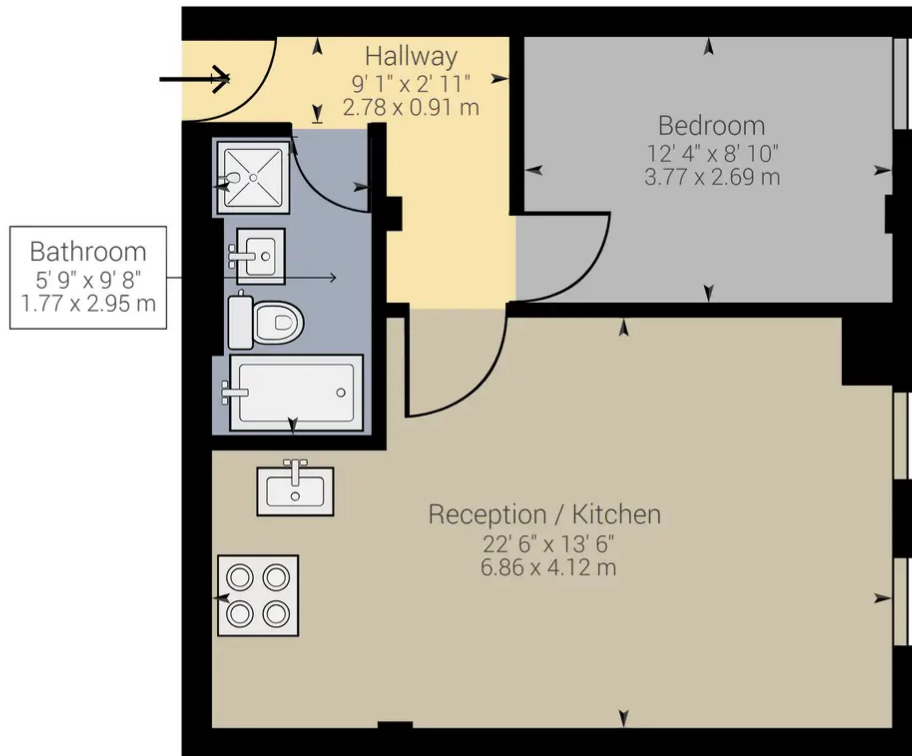
Agents Note: We are advised this property is Leasehold, 125 year lease commencing 1 January 2011.

Ground Rent is fixed at £100 per annum.

The current Service Charge is £65 per month.

The Service Charge is reviewed during January, annually.





Approximate net internal area: 493.81 ft² / 45.88 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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