



**Uppercliff Close, Penarth, CF64 1BE**

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## **Uppercliff Close, Penarth**

A first-floor 1-bedroom flat in Uppercliff Close, Penarth, featuring a spacious living area, kitchenette and access to a rear garden, ideally located close to shops, transport links and the seafront. The property has been let for £600 pcm in current condition and comes with a 1/4 SHARE OF FREEHOLD.

### **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.

### **Communal Entrance Hall**

Entered via a part double glazed communal door into a hallway with two storage cupboards. Stairs to a first floor landing with solid doors to two flats. The solid right hand door opens directly into the lounge/diner.

### **Lounge**

12' 6" max x 12' 5" max ( 3.81m max x 3.78m max )  
Double glazed door to fire escape, double glazed window to rear, two radiators, cupboard housing gas fired combi boiler, doors to kitchen, bedroom and bathroom.

### **Kitchen**

8' 5" x 5' 3" ( 2.57m x 1.60m )  
Double glazed window to rear, floor and wall mounted kitchen units with work surface over, circular sink with mixer tap over, tiled floor, tiled walls, built in pantry cupboard, electric oven and hob and space for washing machine.

### **Bedroom**

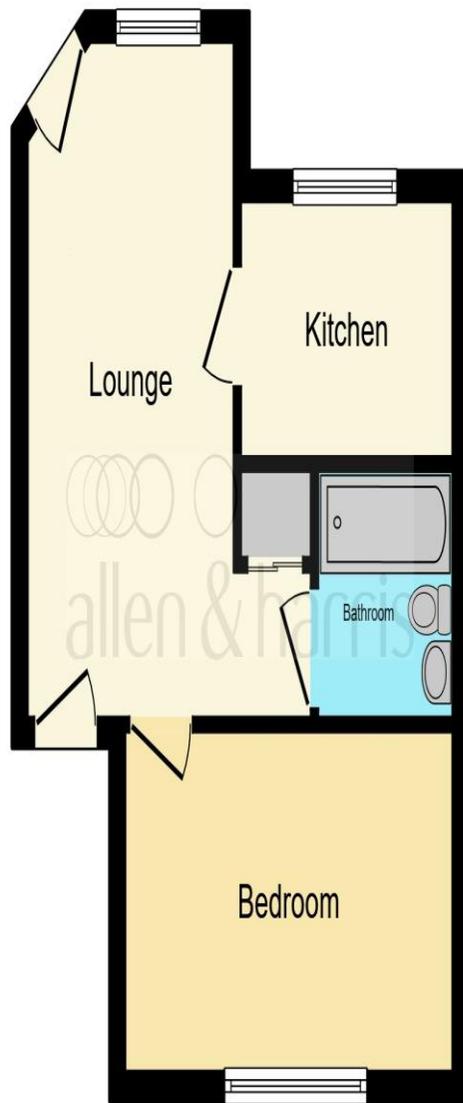
13' 7" x 7' 4" ( 4.14m x 2.24m )  
Double glazed window to front and radiator.

### **Bathroom**

Double glazed window to side, glass brick window to kitchen, panelled bath with period mixer tap over, wc, pedestal wash hand basin, tiled walls and floor.

### **Rear Garden**

Accessed via a fire escape and pedestrian access to rear lane.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Uppercliff Close, Penarth

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- First floor 1 bed flat located in sought-after Uppercliff Close, Penarth
- Bright living area with garden views

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 25.00

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 143 years from 23 Sep 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£80,000**

### directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed over the roundabout onto Albert Road and then take the first main turning right onto Clive Place. Proceed up the hill eventually taking the 5th right exit onto Uppercliff Drive. Follow the road around to the right and the property can be found at the end of the road on the left hand side, just before the block of garages.



**view this property online** [allenandharris.co.uk/Property/PNR106977](http://allenandharris.co.uk/Property/PNR106977)



Property Ref:  
PNR106977 - 0002

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