



Atlas House, Falcon Drive, Butetown, CF10 4RA

£110,000



- Investment Opportunity
- Modern Kitchen
- Close To Local Amenities
- Sold with tenant in situ
- Generous Double Bedroom
- Well Presented Throughout
- Fantastic Views
- No Onward Chain
- EPC Rating C

Description...

James Douglas is delighted to welcome this one double bedroom apartment property to the market. Situated on the fully gated development of Celestic on Roath Lock close to the BBC Studios making it ideal to rent out with an incredibly healthy rental income of £900 pcm. The perfect property for any prospective buy-to-let investor. This property is in close proximity to Cardiff Bay/Penarth Marina. In brief terms the accommodation comprises an entrance hallway, bathroom, bedroom one and living/kitchen/diner all on one floor. Electric skirting board central heating and double glazed throughout. Allocated off-road parking for one car. EPC C potential C. Council tax band D.

****NO ONWARD CHAIN****

****INVESTMENT OPPORTUNITY**SOLD WITH SITTING TENANT****

****ALLOCATED PARKING AVAILABLE****

Atlas House, Victoria Wharf is within walking distance of Cardiff Bay and a few minutes drive from Cardiff Bay which includes a wide range of shops, bars, restaurants and sporting and recreational facilities. The local primary schools are Mount Stuart Primary School & St Cuthbert's R.C. Primary School with the local high school being Willows High School. There is a useful mainline railway station in Cardiff Bay. Easy access to the A4232/M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

Additional Information

Tenure: Leasehold

125 years remaining on lease from 01/01/2006

Service Charge - £2529.12 annually

Ground Rent - £125 annually

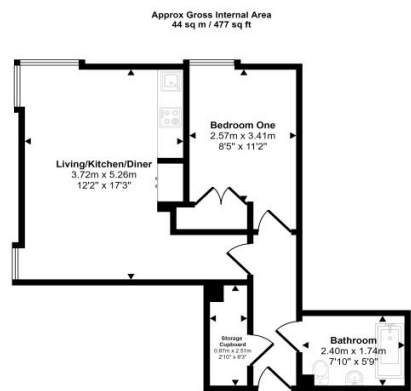
EPC: C

Council Tax Band: D

Accommodation...

- Entrance Hallway
- Bathroom
- Bedroom One
- Living/Kitchen/diner
- Outside
- Directions





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Floorplan

Approx Gross Internal Area
44 sq m / 477 sq ft



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Energy Rating

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| 92- A | | | |
| (81-91) B | | | |
| (69-80) C | | 77 | 77 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |