



Victoria Wharf, Cardiff Bay , , CF11 0SE

£110,000



- **Balcony**
- **The Modern Method of Auction**
- **Fantastic Views**
- **Sold with tenant in situ**
- **Allocated Parking**
- **Cardiff Bay Location**
- **Close To Local Amenities**
- **Great A470/M4 Access**
- **FBC Rating TBC**

Description...

Full Description: (sold with tenants in situ)

Please note only the second floor flat is included in the title

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

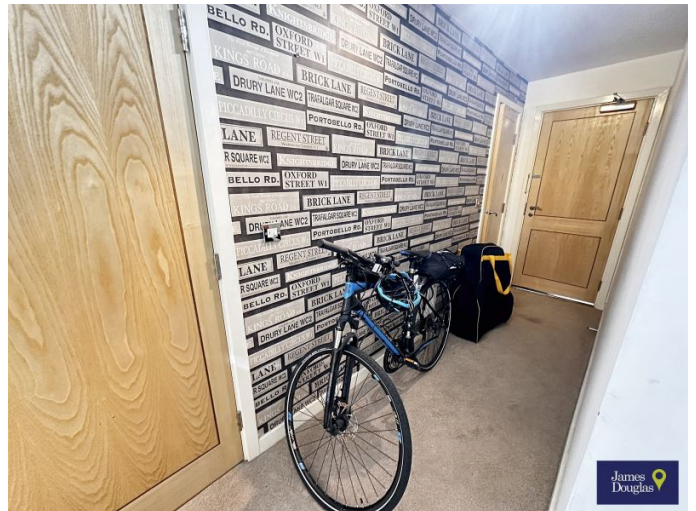
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

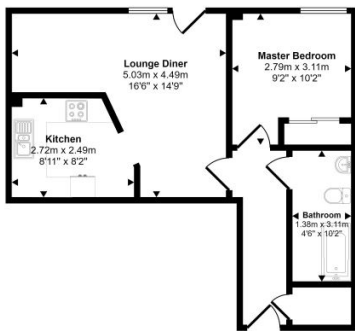
This 1 bedroom apartment located in the sought-after Victoria Wharf development. Boasting stunning views of the water from your own private balcony, this property offers a perfect blend of comfort and modern living.

Accommodation...





Approx Gross Internal Area
43 sq m / 462 sq ft

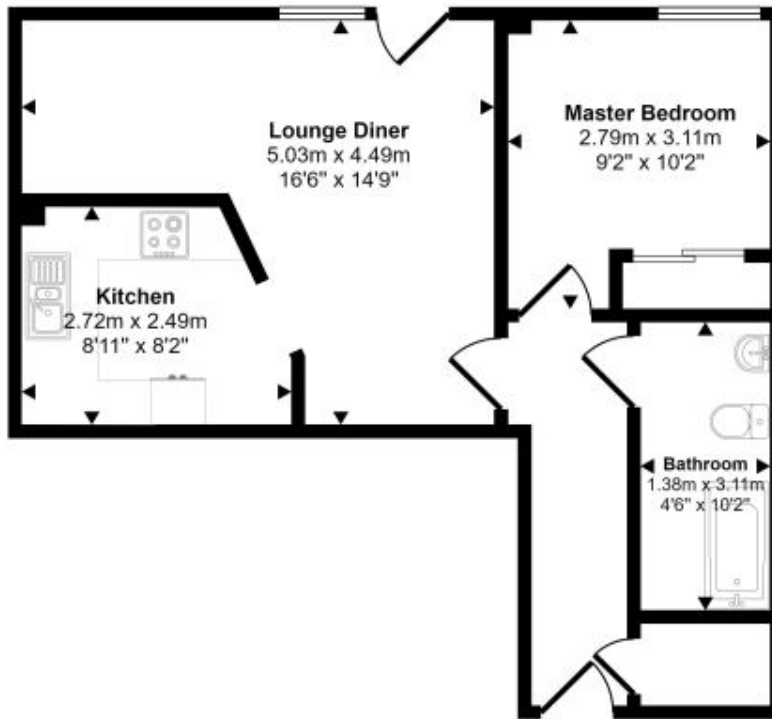


Floorplan

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.

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Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C		
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	