

Claude Road, , Cardiff, CF24 3QD
£500,000



- EPC Rating TBC

Description...

A rare opportunity to acquire a freehold block of three self-contained flats, each fully occupied, and situated in one of Cardiff's busiest and most sought-after areas. Perfectly positioned within walking distance of major amenities, transport links, universities, and the city centre, this property offers consistent rental income and strong long-term investment potential.

Each flat contains 2 beds that are well-presented, and tenanted, providing an immediate turnkey investment with reliable returns. The area benefits from exceptionally high rental demand, driven by professionals and students seeking quality accommodation close to everything Cardiff has to offer.

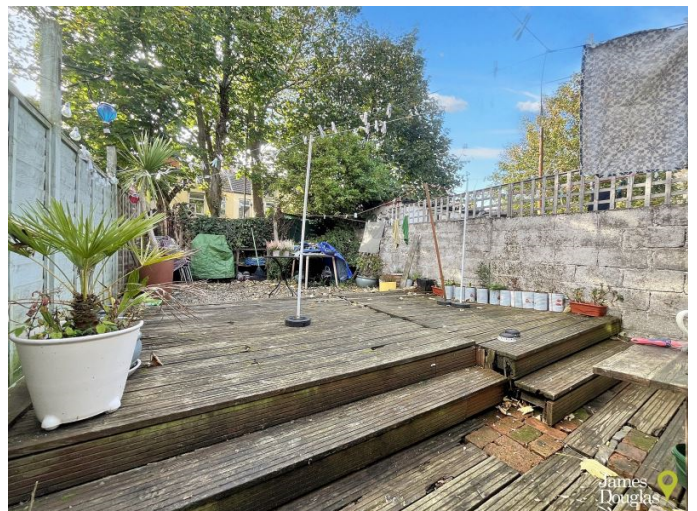
James Douglas estate agents are pleased to offer, new to the sales market this block of Three apartments in the heart of Cardiff. Situated ideally for Cardiff city centre and within easy commute to surrounding towns this property offers great investment potential. Currently Occupied - the properties offer potential rents of £850, £895, £1100 pcm. With no service charges or ground rents to pay the potential yield is approx. 6.75%.

Cardiff city centre a bus ride or stroll away. Newport road with it's shops and eateries is also within a short walk. Call us on 029 20456444 to book a look!

Council tax bands- Flat 1 : C Flat 2: C Flat 3 : B

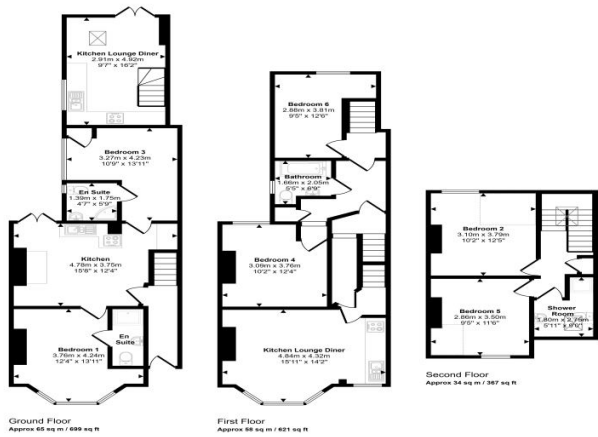
EPC- Flat 1 : C Flat 2: E Flat 3 : D

Accommodation...





Approx Gross Internal Area
187 sq m / 1887 sq ft



Dimensions based on highest finished floor level.
 This document is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any other area are approximate and no responsibility is taken for any error, omission or misstatement. Scale of items such as furniture, kitchen, and any other area are representative only and may not look like the real thing. Please visit the property for more information.

Floorplan

Energy Rating

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