



SITUATION

Located in a popular residential area within this quiet cul-de-sac and in close proximity to Roath Park Lake and various primary and secondary schools.

The property lies approx. 2 miles north of Cardiff city centre and benefits from good road links via the M4.

PROPERTY

Comprising a mid terrace **3 Bed House** planned on first and second floors with integral garage and front off-street parking.

ACCOMMODATION¹

Ground Floor

Reception Room
Kitchen
Integral Garage
External WC

First Floor

Bedroom 1
Bedroom 2
Bedroom 3
Shower Room (previously a Bathroom)
Sep. WC

¹ Not inspected by Barnett Ross

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to an **Individual** for a term of 99 years from 25th March 1961 at a ground rent of **£20 per annum** exclusive.

Note 1: Valuable Reversion in approx. 40¼ years.

Note 2: No. 9 Farm Drive (3 Bed House) sold in June 2018 for £267,000.

Note 3: 6 Week Completion.

3 Bed House with Valuable Reversion in 40¼ years

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**

Vendor's Solicitors

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