



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 an end of terrace **3 Bed House** planned on first and second floors with integral garage and front off-street parking.

ACCOMMODATION¹

Ground Floor

Reception Room with rear extension

Kitchen

Integral Garage

External WC

First Floor

Bedroom 1

Bedroom 2

Bedroom 3

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 **2 Individuals** for a term of 99 years from 25th March 1961 at a ground rent of **£22 per annum** exclusive.

Note 1: Valuable Reversion in approx. 40 years.

Note 2: This lot (No. 34 Farm Drive) sold in our December 2019 auction for £30,500, and although the deposit was cleared the Purchaser is not completing – refer to Auctioneers.

Note 3: No. 9 Farm Drive (3 bed house) sold in June 2018 for £267,000.

Note 4: No. 42 Farm Drive (similar 3 bed house with Valuable Reversion in approx 40 years) sold in our December 2019 auction for £30,500.

Note 5: 6 Week Completion.

3 Bed House with Valuable Reversion in 40 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

Debenhams Ottaway Solicitors

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