



**Falcon Drive  
Cardiff  
South Glamorgan  
CF10 4RF**

**Offers in Excess of £173,000**

**bettermove**

# Falcon Drive Cardiff

Bettermove are proud to present this 2 bedroom flat in Cardiff available with no forward chain.

The property benefits from double glazing, electric heating throughout and has secured allocated parking space available. The council tax band is E.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 106 years remaining on the lease; the ground rent is £150 per annum and the service charge is approximately £3,770 per annum.

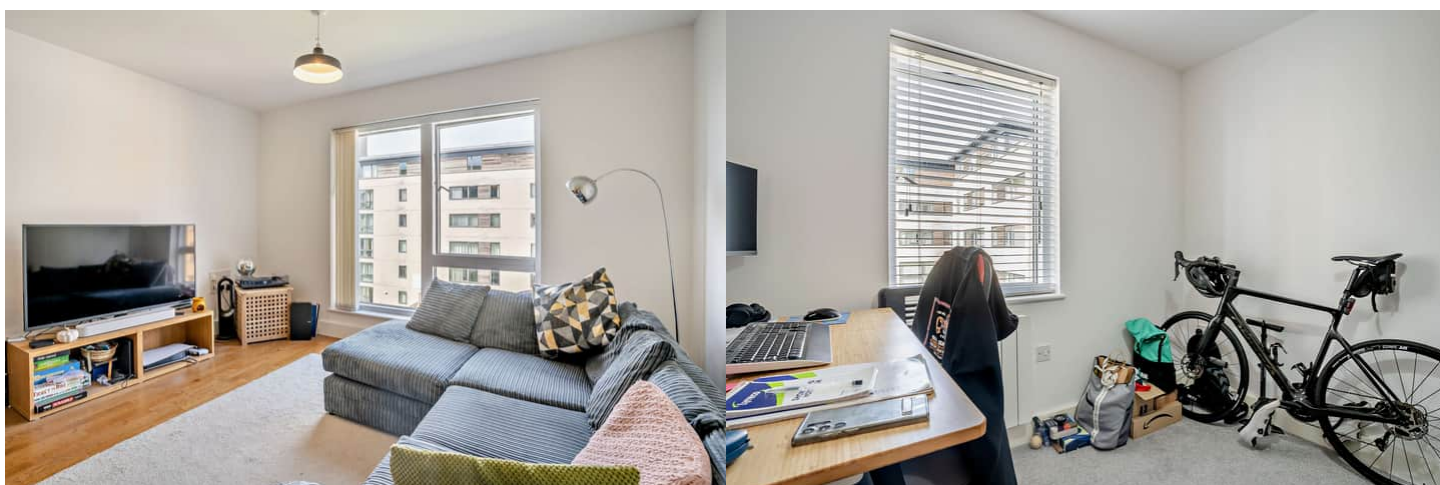
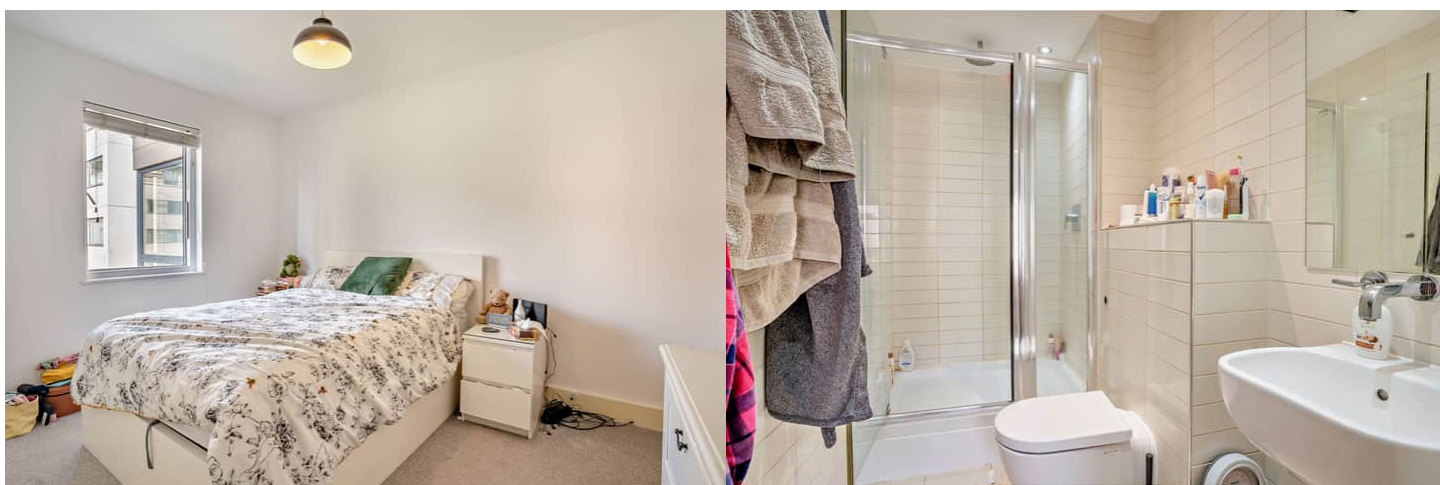
The interior of this beautifully presented property comprises a spacious and open plan living room with the fitted kitchen, two bedroom including one with an ensuite bathroom and the shower room located on the Fifth floor of the building.

Located in the popular residential area of Cardiff, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Cardiff Bay Train Station and many local bus routes.

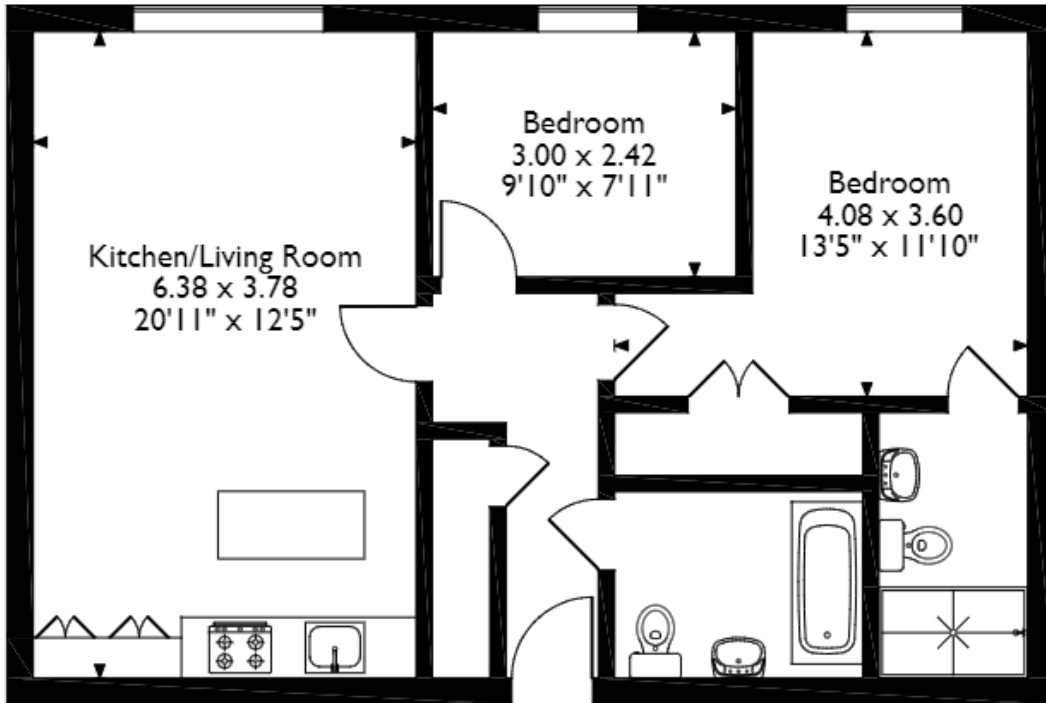
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



Maia House, Falcon Drive, Cardiff  
 Approximate Gross Internal Area  
 63 Sq M/678 Sq Ft



**Forth Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)