



**Watkiss Way  
Cardiff  
South Glamorgan  
CF11 0SD**

**Offers in Excess of £138,000**

**bettermove**

# Watkiss Way

## Cardiff

A SPACIOUS flat in Cardiff Bay area, available CHAIN FREE for IMMEDIATE investment, welcoming CASH buyers only. Call to enquire!

Bettermove are delighted to welcome to the market this charming one bedroom second floor flat in Cardiff Bay, available with no forward chain - welcoming cash buyers only.

The property is leasehold with 110 years remaining on the lease; the ground rent is £50 every six months and the service charge is £1,200 every six months. There is cladding present on the building and the EWS1 rating is unknown. The council tax band is D.

The interior of this well-presented property comprises a spacious living room, kitchen, double bedroom and bathroom. There is a lift throughout the building with a full time concierge on site. The property is tenanted - rental yields can be obtained through Bettermove.

Situated in the sought after Cardiff Bay area, the property is close to a wide range of amenities including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the A4232, Cogan, Grangetown, Cardiff Bay and Queen Street stations.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

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.

The exclusivity fee is returned to you upon successful completion of the property.





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