



**Burt Street
Cardiff
South Glamorgan
CF10 5GG**

Offers in Excess of £83,000

bettermove

Burt Street Cardiff

Bettermove are delighted to welcome to the market this charming one bedroom duplex flat in Cardiff Bay, available with no forward chain.

The property is leasehold with over 111 years remaining on the lease; the service charge is £158 per month and the ground rent is £250 per year. The property is currently tenanted and the property can be sold with tenants in situ - rental yields can be obtained through Bettermove.

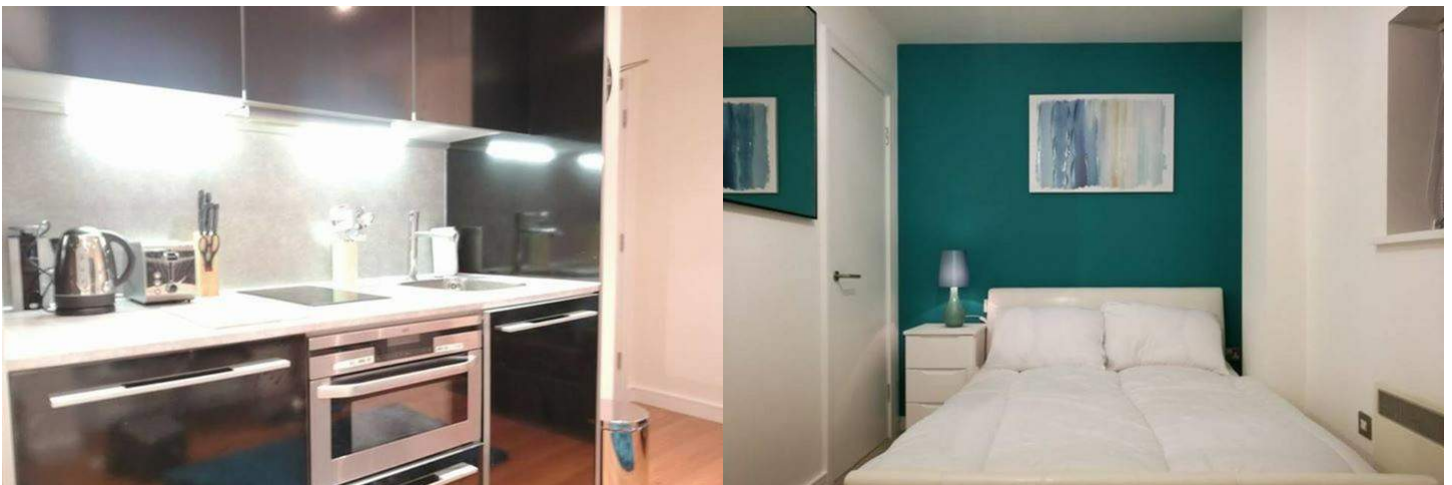
The interior of this beautifully-presented property comprises a spacious open plan living/dining room/kitchen on the ground floor. The first floor consists of a double bedroom with en suite shower room. There are lifts in the building and parking is available on street with a residents' permit.

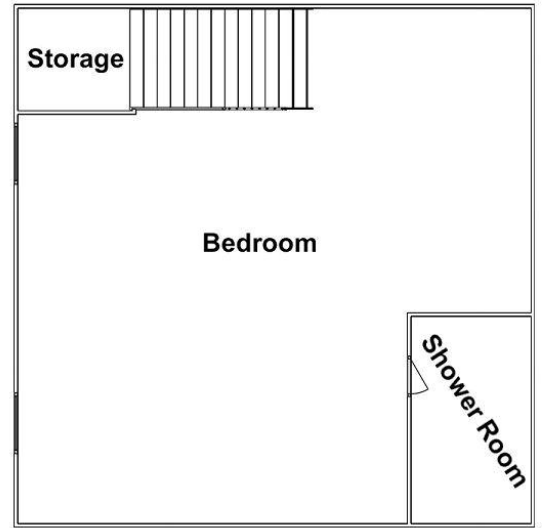
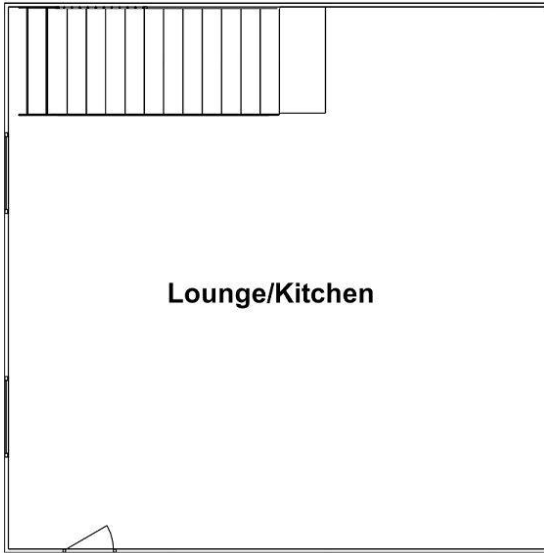
Situated in the sought after Cardiff Bay, the property is close to a range of local amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from the A4232 with rail links from Cardiff Bay station and Cardiff Central.

This exciting investment opportunity is not to be missed! 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.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		81
(69 to 80) C		
(55 to 68) D		
(39 to 54) E	42	
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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