



130-132 Bute Street

1 Bedrooms - Cardiff - CF10 5EA - £120,000 Leasehold



JeffreyRoss Photo



JeffreyRoss Photo

JeffreyRoss Photo



Virtual Reality & 3D Scaled models of all of our properties for sale. You can even walk around them on our website



Pontcanna
223-225 Cathedral Road
Pontcanna, Cardiff
CF11 9PP

Roath
38 Wellfield Road
Roath, Cardiff
CF24 3PB

Llanishen
54 Station Road
Llanishen, Cardiff
CF14 5LU

Cathays
89 Woodville Road
Cathays, Cardiff
CF24 4DX

029 2049 9680
info@jeffreyross.co.uk
www.jeffreyross.co.uk

Jeffrey Ross Ltd. Register in England & Wales. Company No. 0641 1905 VAT No. 944 2898 82

Agency Disclaimer

Property particulars as supplied by JeffreyRoss Estate Agents are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of JeffreyRoss Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Data Protection: We retain the copyright in all advertising material used to market this Property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

JeffreyRoss

find us on

Tenure

Leasehold, with a 125 year lease from 2014, but this is to be confirmed by your solicitor

Open plan kitchen living space

Shower Room

Bedroom

Council Tax

Band - D

Outside

*Communal yoga Lawn.
NO ALLOCATED PARKING with this flat*

Ground rent

We have been informed by the owner that its £250 per year, but this is to be confirmed by your solicitor

Service Charge

We have been informed the service charge is £1009.96 per year, but this is to be confirmed by your solicitor.

New to Market for sale is this Modern apartment in the "Dixie" Development. An ideal Buy to let investment, with a tenant currently in situ bringing in £675 pm in rent. There is an option to buy this or an identical flat vacant. Perfect for any single professionals or couple who are looking to be in the heart of Cardiff Bay, Dixie is located opposite Cardiff Bay train station and is within walking distance of Mermaid Quay. Dixie benefits from a bespoke Design, CCTV, Rain Showers, Podium Courtyard, Yoga Lawn and WIFI in the communal areas.

- *Great location*
- *£650-£675pm rent*
- *Ideal Buy to let*
- *Can be vacant*

sq ft