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205 Woodlands Hayes Road, Penarth CF64 5QF

1 BEDS | 1 BATH | 1 RECEPT | EPC RATING C

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £105,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A beautifully presented one bedroom modern second floor apartment constructed by Galliard Homes in approx 2007. Hayes Point, Sully is set in extensive landscaped grounds which are maintained inclusive of the service charges. There is a leisure suite that includes swimming pool, sauna and gymnasium facility and a Concierge service. The beach is a short walk away, via purpose made path leading directly along the coast. Cardiff/M4 are in close proximity. Briefly comprising, entrance hallway, living room with open plan kitchen/diner with integrated appliances, one double bedroom and family bathroom. Balcony leading from both the living room and bedroom. Juliet balcony with sliding patio doors with views over the communal gardens from the living room. Designated parking. Benefitting from double glazing and electric heating Tenure Leasehold 999 year lease from 1/1/2005. Ground rent: £150.00 per year BUILDING SERVICE CHARGE £1,129.88 paid every 6 months.



FRONT

Entrance into complex via security gates with allocated parking. Communal gardens. Lift access available to second floor.

Communal Entrance

Enter property via staircase or lift to third floor and enter apartment via wooden front door.

Entrance Hallway

4'03 x 7'10 (1.30m x 2.39m)

Smoothly plastered ceiling with insert lights, smoothly plastered walls, wood flooring, wooden doors leading to living / dining & kitchen area. Further wood door leading to the main bathroom and bedroom one. Front door leading out to the communal entrance.

Kitchen

9'00 x 11'06 (2.74m x 3.51m)

Smoothly plastered ceiling with insert lights and vent extractor, smoothly plastered walls, wood flooring. Modern fitted kitchen comprising of wall and base units. Granite worktop's. Integrated oven, integrated induction hob, integrated SMEG microwave, integrated washing machine, integrated dishwasher and integrated fridge and freezer. Through to living dining room.

Living / Dining

12'00 x 14'11 (3.66m x 4.55m)

Smoothly plastered ceiling with insert lights, smoothly plastered walls, continuation of wood flooring, wall mounted electric heater. UPVC double glazed sliding patio doors with Juliet balcony with views of communal gardens. UPVC double glazed patio door leading to balcony with access to main bedroom.

Bedroom

10'07 x 12'01 (3.23m x 3.68m)

Smoothly plastered ceiling with insert lights, smoothly plastered walls, vinyl flooring, wall mounted electric heater. UPVC double glazed window. UPVC double glazed patio door leading out to the balcony with views over the communal gardens.

Bathroom

6'06 x 7'10 (1.98m x 2.39m)

Smoothly plastered ceiling with insert lights and vent extractor, smoothly plastered walls, porcelain tiled flooring, porcelain tiled splashback's, wall mounted vertical towel rail. Pedestal wash hand basin, vanity toilet, bath with mains powered shower overhead.

REAR

COMMUNAL GYM/POOL

COUNCIL TAX

Council tax band D

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE

We have been advised that the property is Leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Legal Pack

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

