

KEY

EXECUTIVE

SALES



Price £120,000

, Dixie, Bute street, Cardiff Bay CF10 5EA



- Investment Opportunity
- Awaiting EWS1 Certificate
- Private Balcony
- Currently Tenanted at £850pcm



Kitchen
Contemporary kitchen in designer colour palette. Built in over, Hob and extractor.

Bathroom
Sleek designed bathroom by Portabella. Extra wide shower cubicles with rain showers and Sanitary ware fittings by Roca.

Bedroom
Good size double bedroom, electric radiator, fitted carpet

Balcony



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Cash Buyers Only

Presenting a great opportunity to purchase one of the extremely popular Dixie apartments located in Cardiff Bay.

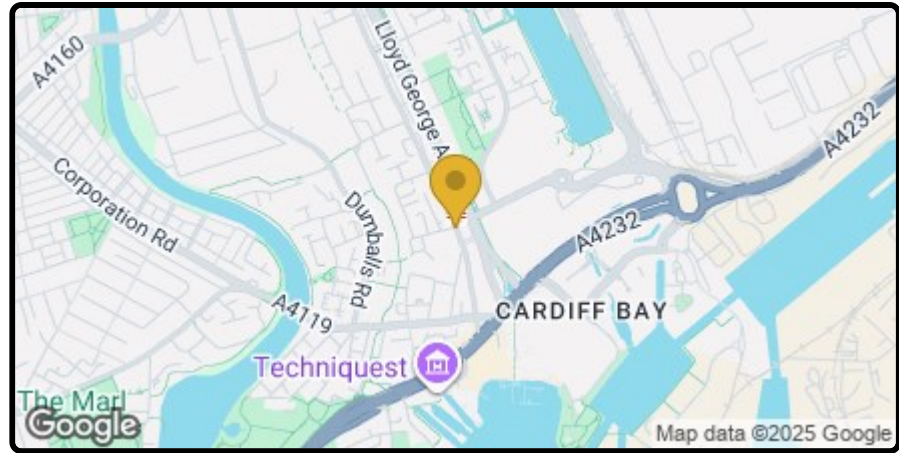
Currently tenanted at £850 pcm until November 2024 with a further 6 month notice period.

The interior briefly comprises a hallway, open plan lounge/kitchen area, double bedroom and a shower room.

This development is close to Mermaid Quay and Cardiff Bay railway station and benefits CCTV, Rain Showers, Podium Courtyard, Yoga Lawn and Common Areas WIFI.

We have been informed of the below by the vendor:
 Service Charge - £1300
 Ground rent - £250 Per annum fixed until 2025
 Council Tax band D: £1268.14
 Lease 125 yrs from Jan 1st 2015

There is currently a review in process for the cladding issues and for an EWS1 Certificate to be issued.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

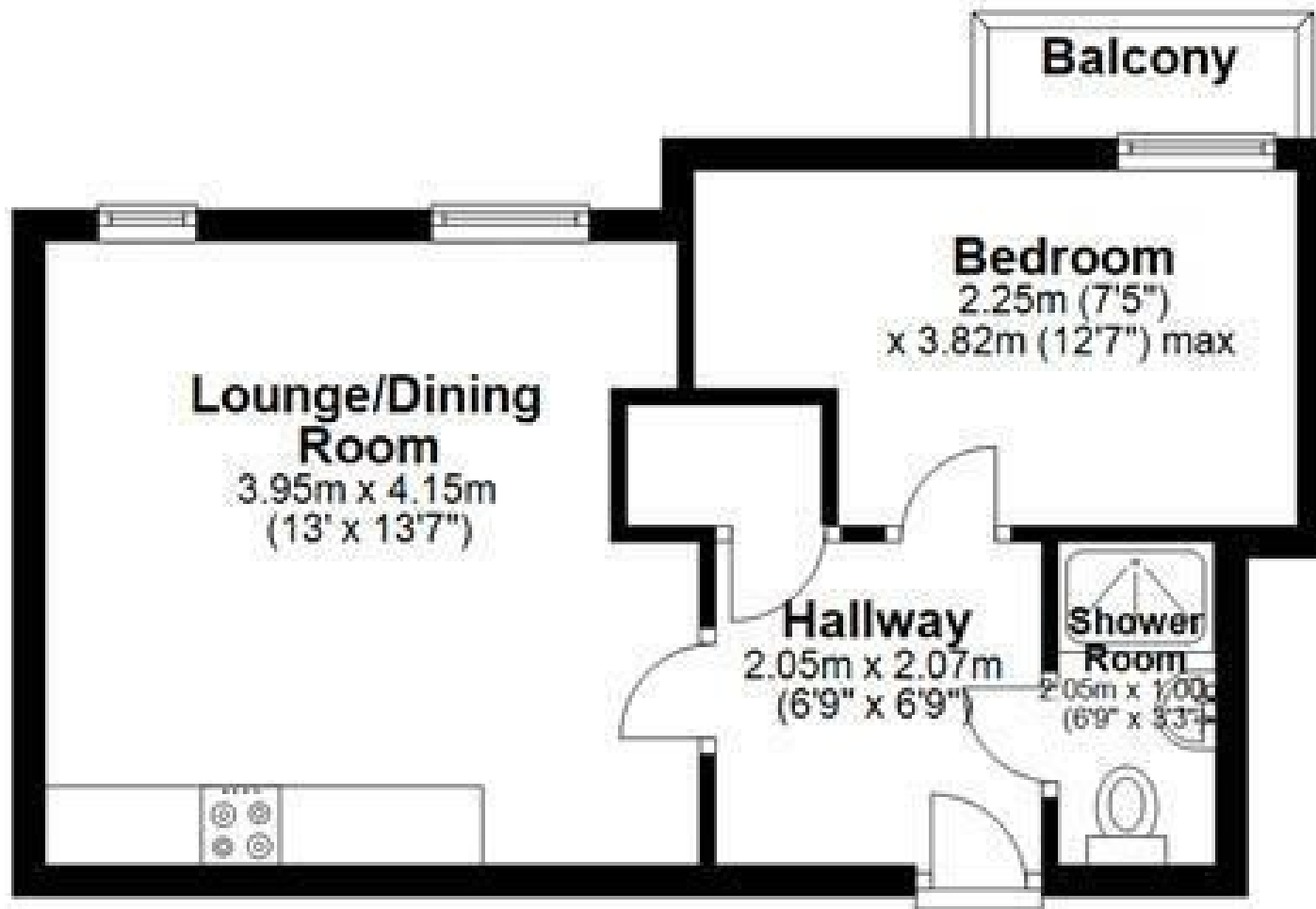
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Key Executive Sales

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Ground Floor



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