



1 & 2 St Michaels Court Elm Street Lane, Cardiff, South Glamorgan, CF24

£405,000



- Two Three Bedroom Houses
- Room For Redevelopment
- The Modern Method of Auction
- Online Bidding Available
- For Sale by Modern Auction – T & C's apply
- £2200 PCM in Total Currently
- View, Bid & Buy
- Priced to Sell



Directions

THE PROPERTY

Urpard are delighted to offer this great investment opportunity in the ever popular Roath, Cardiff. These two semi-detached houses on the same plot of land are currently tenanted achieving £1100pcm each with the current tenants. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT.

The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

SITUATION