



SITUATION

Located in a popular residential area within close proximity to the open spaces of Victoria Park and Sanatorium Park. The property lies approx. 2 miles west of Cardiff city centre and benefits from good road links via the M4.

PROPERTY

Comprising **2 adjoining mid-terraced 2 Bed Houses** each planned on the ground and first floors.

ACCOMMODATION¹

No.16 (House)

2 Bedrooms, Living Room, Kitchen, Bathroom/WC

No.18 (House)

2 Bedrooms, Living Room, Kitchen, Bathroom/WC

¹Not inspected by Barnett Ross

VAT is **NOT** applicable to this Lot

FREEHOLD

TENANCY

The 2 Houses are let on a full repairing and insuring lease to **Taff Housing Association** for a term of 99 years from 29th September 1951 at a ground rent of **£11.30 per annum** exclusive.

Note 1: Valuable Reversion in approx. 28 years

Note 2: No.7 Lincoln Street (2 bed terraced house) sold in May 2021 for £245,950.

Two 2 Bed Houses with Valuable Reversion in 28 years

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Vendor's Solicitors

Collins Benson Goldhill LLP
Tel: 020 7436 5151 Ref: Ian Leigh
Email: il@cbglaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**