



SITUATION

Located in a popular residential area within 2 miles of the open spaces of Hendre Lake Park and within a mile of the retail facilities of Countisbury Avenue which includes **Tesco Extra, Boots Pharmacy, Iceland** and **Greggs**.

The property lies approx. 6 miles north-east of Cardiff city centre and benefits from good road links via the M4.

PROPERTY & ACCOMMODATION

Comprising a **Semi-Detached House** planned on ground and first floors with a garage and front off-street parking.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Individual(s)** for a term of 99 years from 24th June 1959 at a ground rent of **£13 per annum** exclusive.

Note 1: Valuable reversion in approx. 36 years

Note 2: No. 13 Meadvale Road (2 bed semi-detached house) sold in February 2021 for £195,000 (Source: rightmove.co.uk).

Semi-Detached House with Valuable Reversion in 36 years

Vendor's Solicitors

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