



# Colwinstone Court Colwinstone Street, guide price £660,000

- INVESTMENT OPPORTUNITY
- FOUR TENANTED UNITS
- EXCELENT LOCATION
- OFF ROAD PARKING
- EPC Rating: C



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## About the property

No Chain - A unique investment opportunity, purpose built block of four occupied flats consisting of two, two bedrooms and two one bedrooms over two floors with an income of £2990.

Situated close to the amenities of Whitchurch Village and Llandaff North. Easy access to the M4 motorway, University Hospital of Wales and the Taff Trail as well as Llandaff North Train station.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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## Accommodation

### Flat One

Top Floor Flat, Two Bedroom - 65 Square metres. £800 pcm.

### Flat Two

Top Floor Flat, One Bedroom - 37 Square metres. £695pcm.

### Flat Three

Ground Floor Flat, Two Bedroom - 65 Square metres. £800 pcm.

### Flat Four

Ground Floor Flat, One Bedroom - 37 Square metres. £695pcm.