



## Allerton Street, guide price £91,000

- GOING TO AUCTION 24TH JUNE 2025
- Two Bedrooms
- Leasehold with 50% share of freehold
- Lease term is 125 years from 20/11/2008
- Close to Cardiff City Centre
- EPC Rating: E



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## About the property

Located in the HEART of Grangetown is this two bedroom first floor maisonette flat being sold with NO ONGOING CHAIN! This property would make a perfect investment property as it is close to Cardiff City Centre that houses shops, transport links, amenities and local attractions! The property further benefits from being within walking distance to Cardiff Centre Train Station and the Principality Stadium! Internally the property comprises communal entrance, stairs to flat and hallway, kitchen, lounge, bathroom, second bedroom and stairs to master bedroom. Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance Hall

### Lounge

11' 3" x 14' 1" ( 3.43m x 4.29m )

### Kitchen

8' 7" x 6' 4" ( 2.62m x 1.93m )

### Landing

### Master Bedroom

11' 7" max x 13' 9" max ( 3.53m max x 4.19m max )



## Bedroom Two

8' 8" max x 12' max ( 2.64m max x 3.66m max )

## Bathroom



## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## 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.