



2 bed flat to buy in CF3

Cranleigh Rise, ,, Cardiff, Cardiff, CF3 4AL

£90,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 2 Bedroom Flat
- ✓ 2nd Floor
- ✓ Access to the A48/M4 a short distance away
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Description

Lease length: 79 years remaining

Ground rent: £50 per year

Service charges: Maintenance Billed as a when a job is scheduled

Property Features

Access via stairs to the second floor

Door entry into hallway with access to all rooms, Spacious lounge, Fitted kitchen, Two bedroom. Bathroom.

Prime location within walking distance to a variety of shops

Excellent transport links – close to A48/M4, making commuting simple

Convenient and comfortable setting for both residents and investors

Ideal for investors seeking rental income with a tenant already in place. Potential for future owner-occupation after April 2026

Viewings are strictly by appointment only. Don't miss your chance to secure this fantastic investment or future home.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 79

Annual Ground Rent Amount: £50.00

Price: Starting Bid £90,000

Property Type: Flat

Parking: None

Year built: 1976

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

134 High Street, Peterborough, Cambridgeshire, PE2 8DP, www.mandairs.co.uk

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