



Dray Court Caroline Street, Cardiff CF10 1FQ

welcome to

Dray Court Caroline Street, Cardiff

A spacious one-bedroom apartment in the heart of Cardiff city centre, just steps from the Brewery Quarter.

Featuring a bright open-plan living/dining area with kitchen, direct access to a private balcony, a generous double bedroom and a modern bathroom. With bars, cafés and restaurants moments away.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Communal Entrance

Entered via Caroline street, stairs to all floor and lift.

Entrance Hall

Wood effect flooring, spacious storage cupboard, intercom, airing cupboard.

Kitchen Diner Room

19' 8" Max x 13' 5" Max (5.99m Max x 4.09m Max)

Wood effect flooring, double glazed door into balcony, TV point, two radiators, inset light; the kitchen is fitted with wall and base units with integral fridge & freezer, dishwasher and washing machine, sink and drainer, tile splash back.

Bathroom

9' 2" Max x 7' 3" Max (2.79m Max x 2.21m Max)

Bath with over head shower and mixer tap, wash hand basin, low level wc, heated towel rail, ceramic flooring, extractor fan.

Bedroom

9' 8" Max x 9' 3" Max (2.95m Max x 2.82m Max)

Carpeted, electric points, large double glazed windows.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Dray Court Caroline Street, Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Prime city-centre location next to the Brewery Quarter
- Spacious open-plan living/dining area with plenty of natural light

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 3752.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 198 years from 20 May 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£95,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108076 - 0014

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 **allen & harris**



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