

HIRONS
MORGAN
& YAPP

PROPERTY ADVISORS & CONSULTANTS

FOR SALE

**Modern development providing 19 bedrooms
in Cardiff's prime student location**



**114 Miskin Street
Cardiff
CF24 4AS**



(029) 20 388988

LOCATION

Situated in Cathays, Misikin Street is considered to be the prime location for student accommodation. Within half a mile of the city centre, it is also a short walk from the University Campus and Student Union.



DESCRIPTION

Constructed in 2013 the property provides 3 self contained flats over three floors. The accommodation is finished to a high standard and comprises:-

Ground floor

Entrance hall, kitchen/living/dining room, seven bedrooms, three bath/shower rooms and cloakroom.

First floor

Entrance hall, kitchen/living/dining room, eight bedrooms, three bath/shower rooms.

Second floor

Entrance hall, kitchen/living/dining room, four bedrooms, and two bath/shower rooms.

Externally there is a private laundry, cycle racks and office within the enclosed courtyard.



EPCs

Available on request.

OCCUPATION

The property has been consistently fully let since built. For the forthcoming academic year all rooms are let at an inclusive rent of £415 pcm. Total gross income 2018/19 £86735.

TERMS

Offers around £1.2m are invited. We are advised VAT is not payable.

FURTHER INFORMATION

Contact Mark Hiron.

The particulars contained within this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. Rents and prices quoted in these particulars may be subject to VAT in addition.



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