



**Guide Price £180,000 Russell Court, Russell Street, Cardiff CF24 3EG**



- Three Double Bedrooms
- Great Investment Opportunity
- Rented Until July 2024
- Rental Income of £1,275 pcm ( 8.5% Yield )
- Prime Student Area



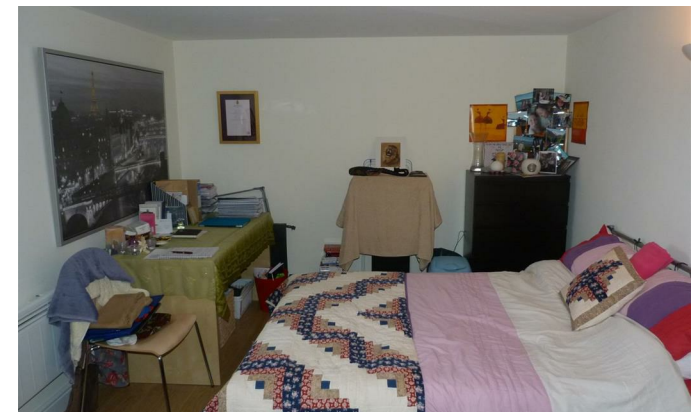
**Bedroom One**  
15'04 x 10'03 (4.67m x 3.12m)

**Bedroom Two**  
10'08 x 10'06 (3.25m x 3.20m)

**Bedroom Three**  
15'05 x 13'01 (4.70m x 3.99m)

**Bathroom**  
9'08 x 7'06 (2.95m x 2.29m)

**Open Plan Living Area**  
17'10 x 19'03 (5.44m x 5.87m)





# Russell Court, Russell Street, Cardiff, CF24 3EG

An incredible investment opportunity awaits you with this three-bedroom apartment located in Russell Court, nestled in the vibrant Roath area of Cardiff. Boasting a spacious and open-plan layout, this property is sure to captivate discerning investors, the property has a track record for being tenanted it has been rented continuously since September 2014 with no void periods! This property is currently rented until July 2024.

The heart of this apartment lies within its expansive open-plan kitchen and living space, The well-equipped kitchen features a convenient washer/dryer, an integrated fridge-freezer, and ample dining space. The comfortable living area is adorned with a large corner sofa and a wall-mounted flat-screen television, creating an inviting atmosphere for entertaining or relaxing nights in.

All three bedrooms are generously sized and come complete with double beds, ensuring utmost comfort for residents. One of the bedrooms has a en-suite. Additionally, a separate main bathroom caters to the needs of occupants.

It also provides secure bike racks for residents, each apartment is equipped with spacious upstairs storage, Furthermore, the secure gated entry system ensures peace of mind and a sense of exclusivity for residents.

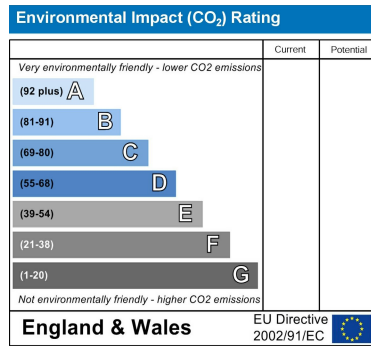
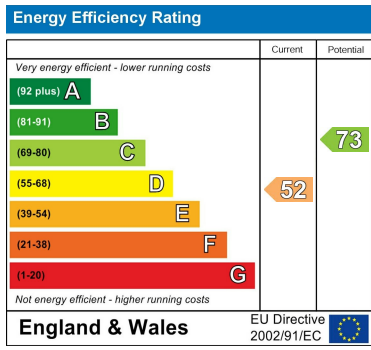
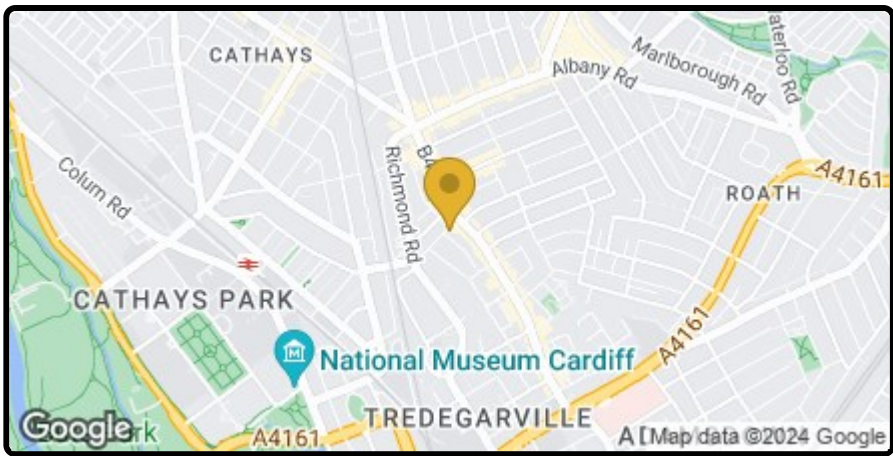
Situated in an ideal location, this apartment appeals to both students and professionals seeking a prime Cardiff address. Its proximity to the city centre, university buildings in Cathays, and the abundance of amenities on City and Albany Road make it a highly desirable choice. With its outstanding features and strategic location, this property promises a lucrative investment opportunity that should not be missed.

Seize this chance to add an exceptional property to your investment portfolio. Don't miss out on the incredible potential.

Currently Rent - £1275pcm ( until July 2024 )

Gross Rental Yield 8.50%  
Net Rental Yield 7.61%

Service charge - £1,440 per year  
Ground rent - £200 per year  
Years remaining on lease - 114



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# First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

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