

Hern &
Crabtree

The Boulevard

The Mill, Canton, Cardiff CF11 8FB

• EPC=B

Guide price £185,000

www.hern-crabtree.co.uk



A stylish and tastefully presented two double bedroom apartment located on the first floor of this popular residential development on The Mill in Canton. With modern open plan living, this property would make a fantastic first time buy or an investment!

The living accommodation briefly comprises: Communal Entrance with Lift Access to the first floor, Hallway, Open Plan Lounge/Kitchen/Diner, Two Double Bedrooms with an En-Suite to the Master and a Bathroom. The property further benefits from an allocated parking space..

The Boulevard is located within walking distance to the ever so popular local school of Ysgol Treganna and is perfectly placed with easy access into Canton, Pontcanna and Victoria Park which offer a great selection of shops, cafés and eateries, Be quick and book early!

Communal Entrance

Entered via communal entrance with stairs and lift to upper floors

Hall

Entered via front door, spotlights, radiator, storage cupboard, tiled flooring.

Lounge/Kitchen 18'7 max x 10'7 max (5.66m max x 3.23m max)

Double glazed French doors leading onto Juliet balcony with wrought iron railing and further double glazed window, radiator, continuation of tiled flooring, multi media points, kitchen fitted with wall and base units with work tops over, four ring ceramic hob with cooker hood over and integrated oven, one and a half bowl stainless steel sink and drainer and mixer tap, integrated fridge/freezer, integrated washer/dryer, integrated slimline dishwasher.

Bedroom One 12'7 max x 15'4 max Irregular shaped room (3.84m max x 4.67m max Irregular shaped room)

Double glazed window, radiator.

En Suite

Fitted with shower plumbed and sliding glass door, w.c and wash hand basin, chrome heated towel rail, extractor fan, luxury vinyl flooring.

Bedroom Two 9'1 x 12' (2.77m x 3.66m)

Double glazed window, radiator.



Bathroom 9'10 x 5'3 (3.00m x 1.60m)

Fitted with bath with mixer tap, w.c and wash hand basin, spotlights, extractor fan, heated towel rail.

Tenure

Leasehold with 125 years from 2019. Ground Rent is £300.00 p.a. Service charges £1,000 The management company is Ground Solution Ltd.

8 Waungron Road, Llandaff, Cardiff, CF5 2JJ

T 02920 555 198

F 02920 578 035

E llandaff@hern-crabtree.co.uk

W www.hern-crabtree.co.uk

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, VR tours, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Photographs may have been enhanced for marketing purposes. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details,

