

Cardigan Street

Canton, Cardiff CF5 1RY



Hern and Crabtree



- Stylish Top Floor Apartment
- Open Plan Lounge/Kitchen

- Spacious Double Bedroom
- Three Piece Bathroom

- EPC - Awaiting Assessment
- Residents Car Park

'Launch Event' is Sat 14th - Nestled away in this highly desirable part of Canton is this beautifully presented top floor apartment, situated in the little known 'Sawyer Court' development and perfectly suited to FTB's & BTL Investors alike.

This trendy abode offers accommodation comprising the entrance hall with access to all rooms & loft space, light and airy living room with open plan fitted kitchen, fitted three piece bathroom suite and the mind-blowingly spacious double bedroom.

The property further benefits from off street parking via the residents car park, approx' 110 years remaining on the Lease and a close proximity to the local shops, schools,

Entrance

Communal entrance, stairs to first floor.

Hallway

Entered via communal entrance into first floor. Loft access hatch, wood laminate flooring, doors leading off to;

Lounge/Sitting room/Diner Total 20'1 x 12'10 (Total 6.12m x 3.91m)

Open plan L-shaped living area. Double glazed wood windows to the front and side aspect offering natural light. Lounge area has wood laminate flooring, radiators, room for a breakfast table, TV point. Kitchen area has wall and base units, work tops, four ring integrated gas hob with cooker hood over, tile splash backs, integrated oven. Plumbing for washing machine, stainless steel sink and drainer with mixer tap. Space for fridge freezer, wall mounted 'Worcester' combination boiler. Wood laminate flooring, additional radiator and storage cupboard.

Bathroom 6'1 x 7'0 (1.85m x 2.13m)

Double glazed obscured wood window to the side, bath with a plumber shower over with glass splash back screen and tile splash back. Wash hand basin and low level WC. Luxury vinyl floor, extractor fan and radiator,

Bedroom 12'8 x 16'1 (3.86m x 4.90m)

Double glazed wood windows to the side, radiator.

Outside

Off street parking via the residents car park.

Tenure

We have been advised by the vendor that the



property is LEASEHOLD. The 125 year lease was issued in 2005. The monthly management fee is £70.00 and the annual ground rent payment is £50.00. We recommend that you verify this information with your legal representative.