Clive Road

CANTON, CARDIFF, CF5 1AS

GUIDE PRICE £175,000

Hern & Crabtree

Clive Road

No Chain! A light and spacious one bedroom upper ground floor apartment located in this modern gated development on the cusp of Llandaff and Pontcanna. With a private balcony, allocated parking spaces and use of a gymnasium, this would certainly suit anyone looking to downsize or first time buyer.

The accommodation briefly comprises: Communal Entrance with stairs rising to the upper floor, Hallway, Open Plan L shaped Lounge/Diner with a private Balcony, Fitted Kitchen, Good Size Double Bedroom and a Bathroom.

Clive Hall Court is perfectly positioned within a short walk to either Victoria Park or Thompson's Park as well as having local amenities, eateries and cafes on the door step in Canton, Llandaff and Pontcanna. There are good transport links to and from Cardiff City Centre. Internal viewings are highly recommended!

521.00 sq ft

Entrance
Entered via a communal entrance system. Wooden fire door into the hallway.

Hallway
Radiator. Storage cupboard housing the combi boiler. Further storage cupboard.

Bedroom
Double glazed window to the front. Radiator.

Bathroom
Bath with shower plumbed over, w/c and wash hand basin. Heated towel rail. Laminate floor. Part tiled walls.

Living Room
Double glazed windows to the front and double glazed patio doors leading out to a balcony. Two radiators.

Kitchen
The kitchen is fitted with wall and base units and laminate worksurfaces. Stainless steel sink and drainer. Integrated four ring gas hob and electric oven and microwave. Space for fridge freezer and dishwasher. Tiled splashback.

OUTSIDE
Gated entrance to parking area.

Tenure and Additional Information
The property is leasehold with 125 years from 01/01/2007 with approximately 107 years remaining on the lease. The Service Charges are £1800.20 per annum, paid half yearly and the Ground Rent is £200 per annum. The Ground Rent is to be reviewed every 21 years, in line with the current market.

Disclaimer
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

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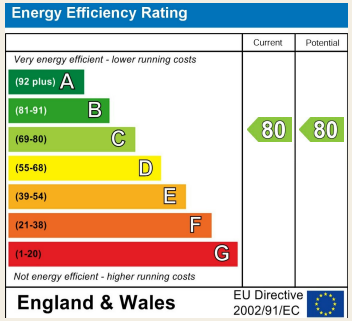

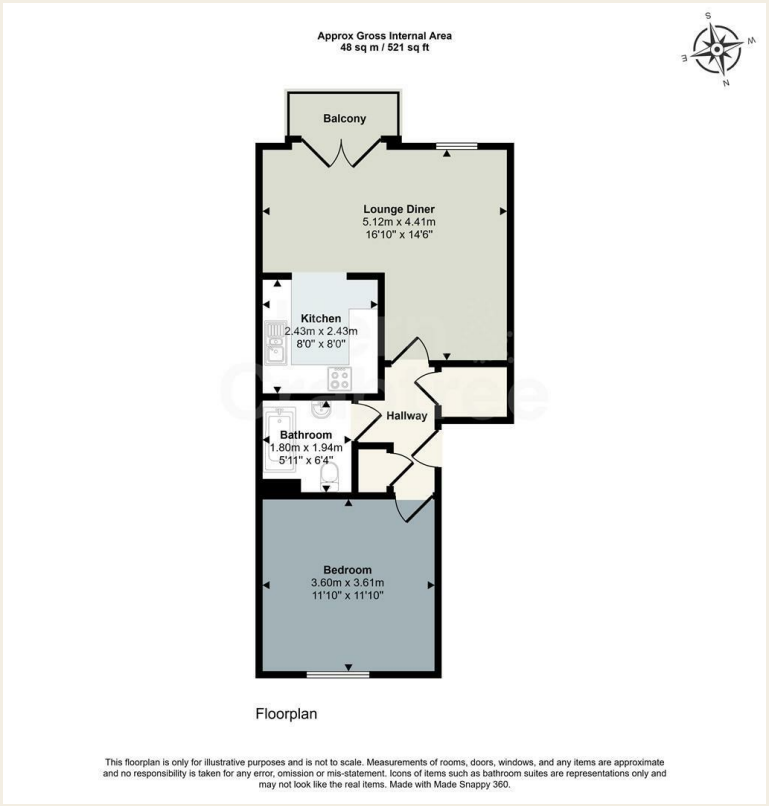

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