

The Boulevard

THE MILL, CANTON, CARDIFF, CF11 8FB

OFFERS IN EXCESS OF £180,000

**Hern &
Crabtree**



The Boulevard

No Chain. A stylish, yet homely one double bedroom first floor apartment with a Juliet balcony located on this popular development on the Mill in Canton. This property would certainly make a perfect first time buy or investment.

Well presented throughout, ready for the next occupier to move straight in, the accommodation briefly comprises: Entrance Hall with storage, Open Plan Kitchen/Diner/Lounge with French doors out to a Juliet Balcony, One Double Bedroom and a Modern Bathroom Suite.

Hawthorn House is placed on the Boulevard and is located within walking distance to a nearby gym and bar and is perfectly placed with easy access into Canton, Pontcanna and Victoria Park which offer a great selection of shops, cafés and eateries. Hawthorn House also benefits from secure bike storage on site. Be quick and book early!



Approx 473.00 sq ft

Council Tax Band: C

Entrance

Entered via a security entrance system. Stairs and lift to the first floor. Wooden door into the the entrance hall.

Council Tax - C

Epc - B

Entrance Hall

Security entrance phone. Radiator. Recess lights. Two large storage cupboards. Wood laminate flooring.

Bedroom

Double glazed window to the rear. Radiator. Built in storage cupboard housing the boiler.

Bathroom

Bath with shower plumbed, w/c and wash hand basin. Heated towel rail. Recess light. Part tiled walls. Laminate flooring.

Kitchen/Living Room

Double glazed French doors leading out to a Juliette balcony. Recess lights. Radiator. The kitchen and dining area is fitted with wall and base units with laminate work surfaces. Sink and drainer. Four ring electric hob and integrated oven and grill. Integrated fridge, freezer, dishwasher and washing machine. Continuation of wood laminate flooring.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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.

Tenure & Additional Information

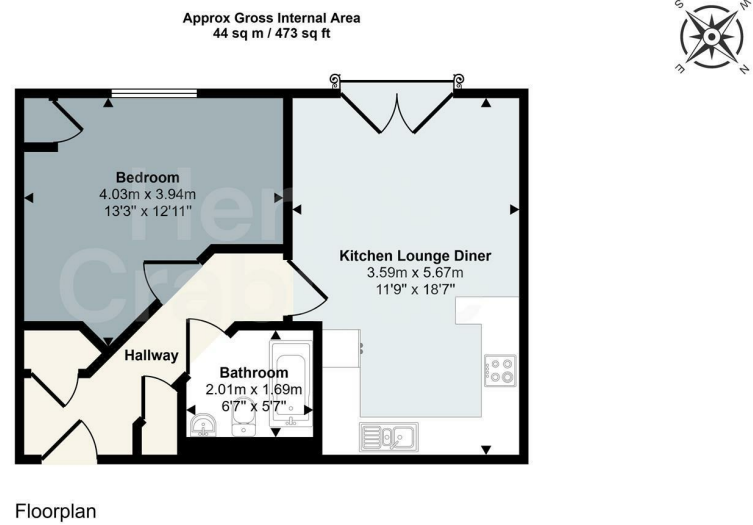
We have been advised by the vendor that the property is Leasehold.

Ground Rent - £125

Service charge - £329.48 quarterly (£1317.92 per annum) plus £84 annual charge for the maintenance of the park and ground near the river.



Good old-fashioned service with a modern way of thinking.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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