

Hawthorn House, The Boulevard

THE MILL, CANTON, CARDIFF, CF11 8FB

GUIDE PRICE £225,000

**Hern &
Crabtree**



Hawthorn House, The

This immaculate and stylish second floor apartment offers light modern and a spacious living accommodation. From the communal entrance with lift access and secure intercom, the flat's entrance hall leads to the open plan kitchen, diner and living room with French doors opening out to a sitting balcony with views towards Cardiff city centre and Leckwith Woods. The flat continues with two double bedrooms, the primary with en suite and a modern bathroom. The decor has been tastefully styled with touches of colour complementing the contemporary apartment's fittings and fixtures.

Hawthorn House is an exciting recently built block of apartments by Lovell Homes formed on the old paper mill site, now known as 'The Mill'. The £100 million urban village is one of Wales biggest regeneration schemes which will create a vibrant and sustainable new community.

The Mill is a landmark development of 1 and 2 bedroom apartments and 2, 3 and 4 bedroom homes in a convenient riverside location to the west of the city centre. Canton offers an array of local shops, cafes and amenities along with excellent public transport links to Cardiff city centre.



691.00 sq ft

Entrance

Entered via communal entrance system. Lift and stairs to the second floor.

Entrance Hall

Wooden door into the hallway. Security entrance phone. Radiator. Laminate flooring. Large storage cupboard.

Bathroom

Bath, wash hand basin and w/c. Heated towel rail. Laminate flooring. Spotlights.

Bedroom One

Double glazed window to the rear. Radiator. Door to en-suite.

En-Suite

Shower, w/c and wash hand basin. Spotlights. Heated towel rail. Laminate flooring.

Bedroom Two

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

Kitchen/Living Room

Double glazed French doors to the rear with a small balcony with decked flooring and iron railings. Two radiators. The kitchen is fitted with wall and base units with laminate worksurfaces. Stainless steel sink and drainer. Four ring integrated electric hob and oven. Integrated washing machine, dishwasher and fridge/freezer.

Parking

An allocated parking space is available, plus on site parking at the car park at the back of the property on a first come first served basis.

Tenure & Additional Information

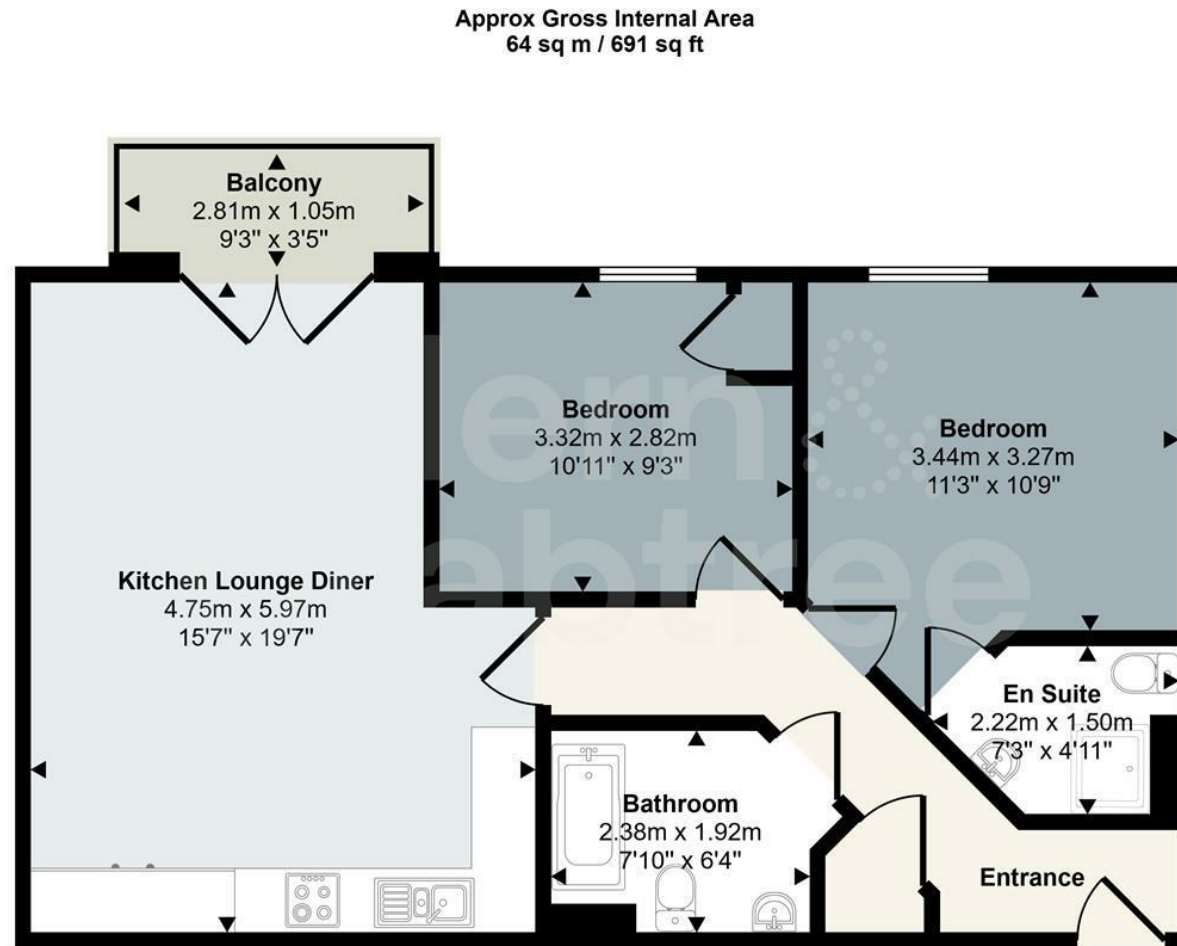
We have been advised by the vendor that the property is Leasehold with the lease term being 125 years from 01/12/2018, with 117 years remaining on the lease. We have been advised that the Annual Service Charge is £1,320 per annum (charged £330 per quarter) and an additional charge of £135 per annum for The Mill development. EPC - B Council Tax - D

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.







Floorplan

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	85	85
(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

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



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