Clive Road

CANTON, CARDIFF, CF5 1AS

GUIDE PRICE £165,000

Hern & Crabtree

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No chain. A light and spacious one-bedroom apartment with its own private balcony, situated on the upper ground floor of this modern gated development, ideally positioned on the border of Llandaff, Canton and Pontcanna.

Offering well-presented accommodation throughout, the property benefits from a private balcony, allocated parking spaces and access to a residents' gymnasium, making it an ideal choice for first-time buyers or those looking to downsize.

The accommodation briefly comprises a communal entrance with stairs leading to the upper floor, welcoming hallway, open-plan L-shaped lounge/diner with access to the private balcony, fitted kitchen, generous double bedroom and bathroom.

Clive Hall Court is conveniently located within easy walking distance of both Victoria Park and Thompson's Park, while the nearby areas of Canton, Llandaff and Pontcanna provide an excellent selection of local shops, cafés, restaurants and everyday amenities. Cardiff City Centre is also easily accessible via a range of good transport links.

Approx 486.00 sq ft

Council Tax Band: D

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

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.

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.

Parking
Gated entrance to parking area.

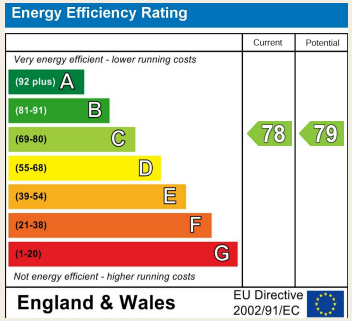
Lease Details
The property is leasehold with 125 years from 01/01/2007 with approximately 107 years remaining on the lease. Service Charges £1,800 p.a. Ground Rent £200.00 p.a.

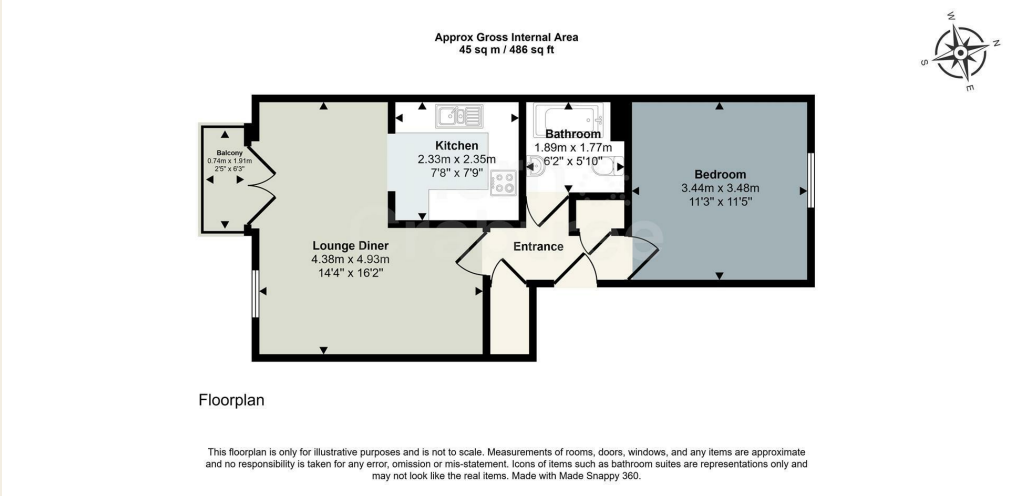
Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability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

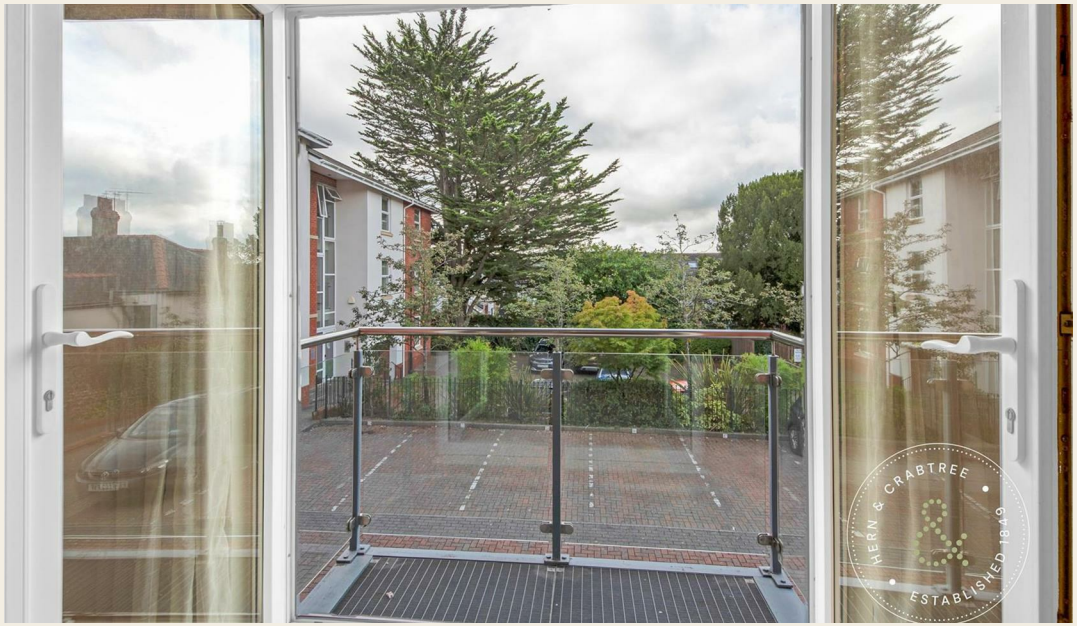
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Additional Information
A large one bedroom apartment situated in a modern gated development just on the cusp of Pontcanna. The property comprises of open-plan lounge kitchen, with balcony. One double bedroom and
bathroom. The property also benefits from use of an on-site gym, and
bike lock-up

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







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