

Clive Road

CANTON, CARDIFF, CF5 1AS

GUIDE PRICE £172,000

**Hern &
Crabtree**



Clive Road

No Chain. A spacious ground floor garden apartment located in this modern gated development on the cusp of Llandaff and Pontcanna. With a private patio area, allocated parking space and use of a gymnasium, this would certainly suit anyone looking to downsize or first time buyer.

The accommodation briefly comprises: Communal Entrance, Hallway, Open Plan Kitchen/Lounge/Diner with doors out onto the patio area, 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!



459.00 sq ft

Communal Entrance

Entered via a communal entrance.

Hallway

Radiator, cupboard housing the combination boiler, storage cupboard.

Open Plan Lounge/Kitchen/Diner

23' x 11'5

Double glazed patio door to the courtyard, double glazed windows, radiator, kitchen has wall and base units, stainless steel sink and drainer, a four ring gas hob with electric oven, space for appliances, integrated washing machine.

Bedroom One

11'8 x 10'9

Double glazed doors to the courtyard, radiator.

Bathroom

7'5 x 5'6

Fitted with a bath with shower over, w.c and wash hand basin, heated towel rail, wooden flooring.

Outside

Paved area.

Outside/Parking

Gated entrance to parking area.

Tenure

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.

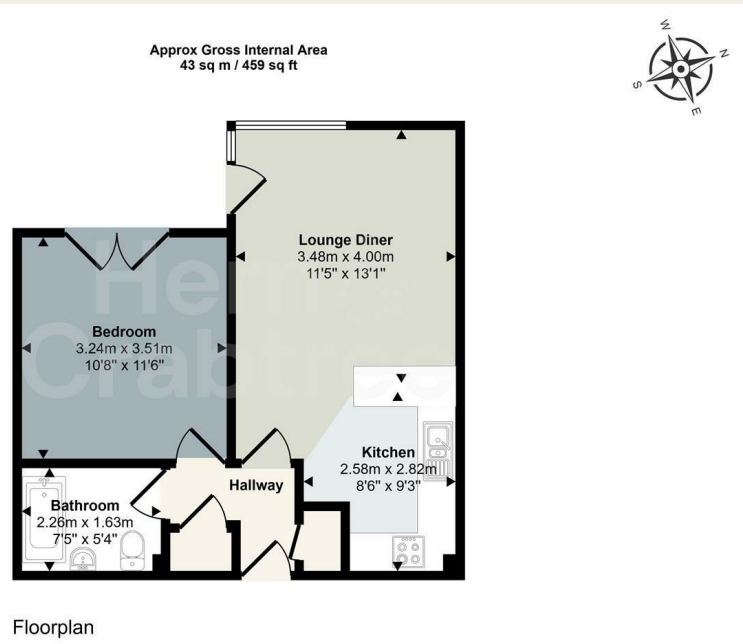
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	



Hern & Crabtree

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