The Boulevard

THE MILL, CANTON, CARDIFF, CF11 8FF

GUIDE PRICE £170,000

Hern & Crabtree



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Situated on the popular Mill development in Canton, this attractive second-floor apartment offers modern living with a warm and welcoming feel. Complete with a Juliet balcony and allocated parking, the property would be an ideal choice for a first-time buyer or an investor looking for a great opportunity.

The accommodation comprises an entrance hall with handy storage, a bright open-plan kitchen, dining and living space with Juliet balcony, a generous double bedroom and a contemporary bathroom. Well-maintained throughout, the apartment is ready for its new owner to move straight in.

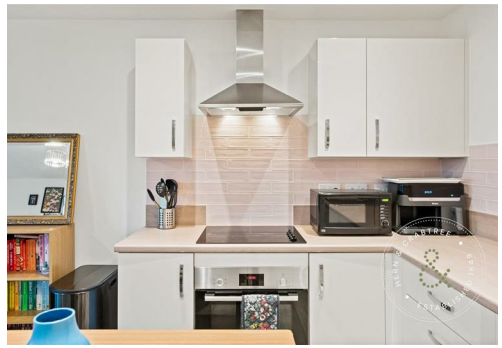
Mayfield House enjoys a convenient location on the Boulevard, just a short walk from Ysgol Treganna and within easy reach of Canton, Pontcanna and Victoria Park. These popular areas offer an excellent range of local shops, cafés, restaurants and everyday amenities.











Approx 476.00 sq ft

Council Tax Band: C

Communal Entrrance
Enter via communal door, stairs and lift to all floors.

Hall
Entered via wood front door, security entry phone, radiator, spotlights, laminate flooring. Two storage cupboards outside the front door.

Living/Kitchen
Double glazed French doors to the Juliet balcony, kitchen fitted with a range of wall and base units with worktop over, electric hob with extractor hood above and integrated oven, integrated fridge and freezer, integrated dishwasher and washer/dryer, double sink and drainer, laminate flooring.

Bedroom
Double glazed full length window, radiator, storage cupboard housing the boiler, laminate flooring.

Bathroom
Fitted with bath, walk in shower, w.c and wash hand basin, heated towel rail, , extractor, spotlights, luxury vinyl tiled flooring.

Parking
Adesignated space legally owned by the property. Visitor parking is available on site

Tenure & Additional Information
Lease is 125 years from 2019. Annual Ground Rent £125. Service and Maintenance Charges £254 paid quarterly

Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.
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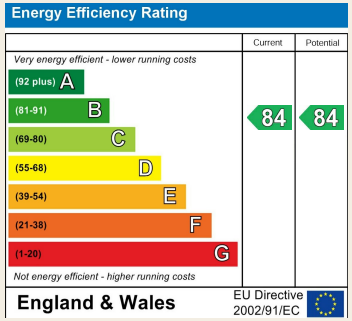
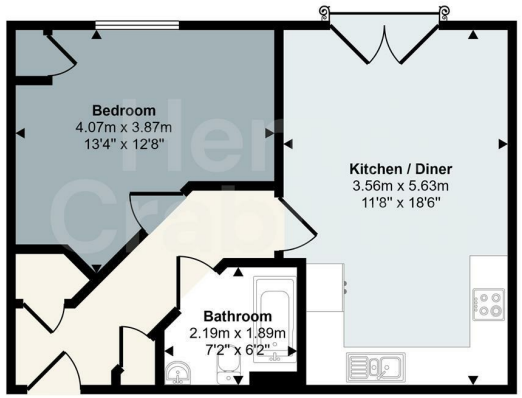




Approx Gross Internal Area
44 sq m / 476 sq ft



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.



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