

Clive Road

CANTON, CARDIFF, CF5 1AS

GUIDE PRICE £175,000

**Hern &
Crabtree**



Clive Road

No Chain! A tastefully presented and spacious one bedroom first floor apartment located in this modern gated development on the cusp of Llandaff and Pontcanna. With a Juliette balcony, allocated parking spaces and use of a gymnasium, this would certainly suit anyone looking to downsize or first time buyer.

The accommodation briefly comprises: Communal Entrance with stairs rising to the upper floor, Hallway, Open Plan L shaped Lounge/Diner with Juliette Balcony, Fitted Kitchen, 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!



498.00 sq ft

Communal Entrance

Entered via a communal entrance, stairs to the second floor flat.

Entrance

Entered via a wood front door, security entry phone, radiator, access to loft, cupboard housing the combination boiler and additional storage cupboard.

Living Room

Double glazed window to the front and double glazed patio doors open to a Juliet balcony, two radiators.

Kitchen

Fitted with a range of wall and base units with worktop over, a four ring gas hob with electric oven and microwave, one and a half bowl sink and drainer, integrated washing machine, space for fridge.

Bedroom One

Double glazed window to the side, radiator.

Bathroom

Fitted with bath with shower over, w.c and wash hand basin, heated towel rail, extractor fan, tiled walls, laminate flooring.

Parking

An allocated parking space.

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.

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.

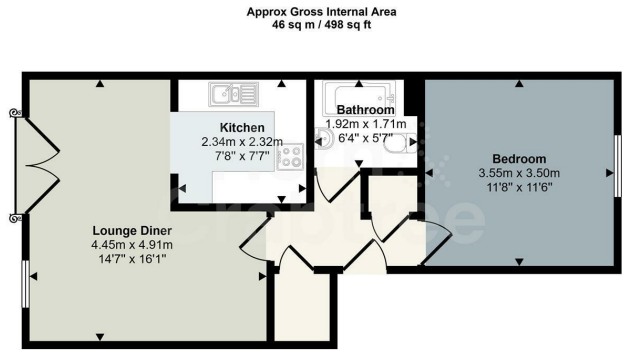
Additional Information

Epc - C

Council Tax - D



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



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		
(69-80) C	79	80
(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

