

The Boulevard

THE MILL, CANTON, CARDIFF, CF11 8FB

OFFERS IN EXCESS OF £225,000

**Hern &
Crabtree**



The Boulevard

No chain. This immaculate and stylish, larger top 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 also Garth Mountain. 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 for sale and for rent, 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.



733.00 sq ft

Communal Entrance

Entered via the communal security entrance system into the communal hallway, with a lift to the third floor.

Hall

Wooden door into the hallway. Radiator. Luxury vinyl flooring. Loft access hatch to a large attic space. Communal entrance phone. Doors to:

Open Plan Kitchen/Living/Dining

Double-glazed French doors to the front aspect, with a decked sitting balcony area with wrought iron railings. Kitchen with wall and base units with complimentary worktops over. Sink and drainer with mixer tap. Ceramic four-ring hob with stainless steel splashback and cooker hood over. Integrated oven, Fridge/freezer, washer/dryer, and slimline dishwasher. Continuation of luxury vinyl flooring. Two radiators.

Bedroom One

Double-glazed window to the front. Radiator. Fitted sliding mirrored wardrobes. Door to en-suite.

En-Suite

Shower cubicle with tiled enclosure. W/c and wash hand basin. Heated towel rail. Luxury vinyl flooring. Extractor fan. Spot lights.

Bedroom Two

Double-glazed window to the front. Radiator. Fitted mirrored wardrobes. Built-in airing cupboard housing gas combi boiler.

Bathroom

Bath with Mira electric shower over and glass splashback screen. W/c and wash hand basin. Part tiled walls. Luxury vinyl flooring. Heated towel rail. Extractor fan. Spotlights.

Tenure and Charges

Leasehold - Ground Solutions Management
125 year lease from 2018.

Ground Rent - £125 per annum.

Service and Maintenance Charges - £1,100 per annum.

Council Tax Band - D.

One assigned parking space for no.43. There is also free parking at the front of the building.

Disclaimer

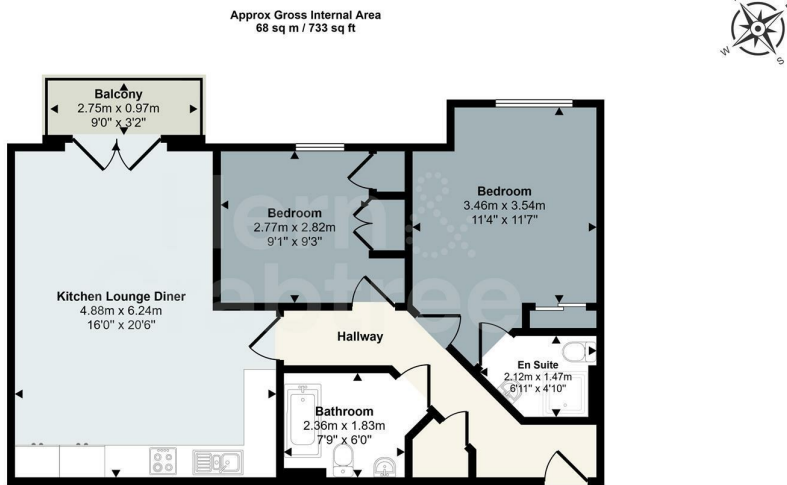
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies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

We have been advised by the seller that the current rental figure on this would achieve rental price (currently £1,250 pcm)



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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

