

# Clive Road

CANTON, CARDIFF, CF5 1AS

GUIDE PRICE £169,950

**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 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 French 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!



## 520.00 sq ft

### Communal Entrance

Entered via a communal door, stairs to the first floor.

offer is accepted to proceed with the sale. Details can be found on our website

### Hall

Entered via a wood front door, security entry phone, radiator, storage cupboards one housing the combination boiler, wood flooring.

### Living Room

Double glazed patio doors to the front , radiators.

### Kitchen

Fitted with wall and base units, stainless steel sink and drainer, integrated four ring electric hob with electric oven, integrated microwave, space for fridge, integrated washing machine.

### Bedroom

Double glazed window to the rear overlooking the car park, radiator.

### Bathroom

Fitted with bath, w.c and wash hand basin, heated towel rail, vinyl flooring.

### Parking Space

Allocated parking space.

### Tenure and Charges

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

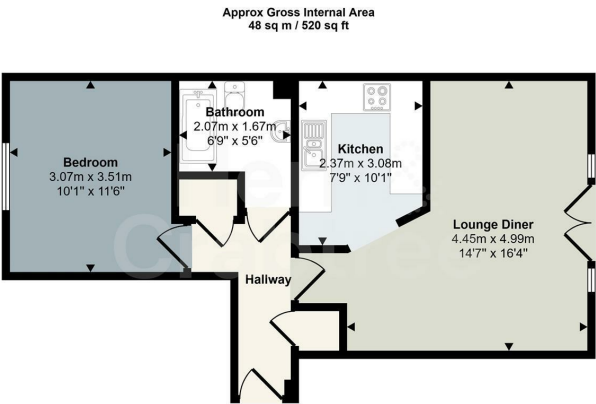
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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