

The Boulevard

THE MILL, CANTON, CARDIFF, CF11 8FF

OFFERS IN EXCESS OF £210,000

**Hern &
Crabtree**



The Boulevard

No chain. A stylish, two double bedroom second floor apartment with a balcony and a allocated parking space. Located on this convenient development of The Mill in Canton. This apartment is sure to be popular with first time buyers and investors!

Ready for the next occupier to move straight in and offering modern open plan living, the accommodation briefly comprises: Communal Entrance with Lift Access to the second floor, Hallway, Open Plan Lounge/Kitchen/Diner with a Balcony, Two Double Bedrooms with an En-Suite to the Master and a Bathroom. The property further benefits from an allocated parking space.

Mayfield House is located at the end of the The Boulevard and is within walking distance to the ever so popular local school of Ysgol Treganna and is perfectly placed with easy access into Canton, Pontcanna and Victoria Park which offer a great selection of shops, cafés and eateries, Be quick and book early!



725.00 sq ft

Communal Entrance

Entered via a communal entrance with stairs and lift to all floors..

Hall

Entered via a wood front door, radiator, storage cupboards, Amtico flooring.

Living/Kitchen

Kitchen fitted with wall and base units with worktop over, stainless steel sink and drainer, a four ring electric hob, integrated oven and grill, integrated fridge and freezer, integrated dishwasher, washer dryer, two radiators, double glazed patio doors to the balcony.

Balcony

Sitting balcony with glass.

Bedroom One

Double glazed window to the front, radiator.

En Suite

Fitted with corner shower, w.c and wash hand basin, heated towel rail, tiled floor.

Bedroom Two

Double glazed window to the front, radiator.

Bathroom

Fitted with bath with shower over, w.c and wash hand basin, heated towel rail, tiled floor.

Tenure and charges

We have been advised by the seller that the property is leasehold What is the full term of the lease? 125 years from new

From (date) 125 years from 2019

Current amount of years remaining on the lease

119

Annual Ground Rent £ 150

Service and Maintenance Charges £ (include payment frequency)

~£260 quarterly

Does the Service Charge Include

Water Rates No

Does the property your selling benefit

from any outdoor space? Yes, Communal

Management Company Name and Address (If known)

Ground Solutions - Management

Epc - B

Parking

Allocated parking space to the rear.

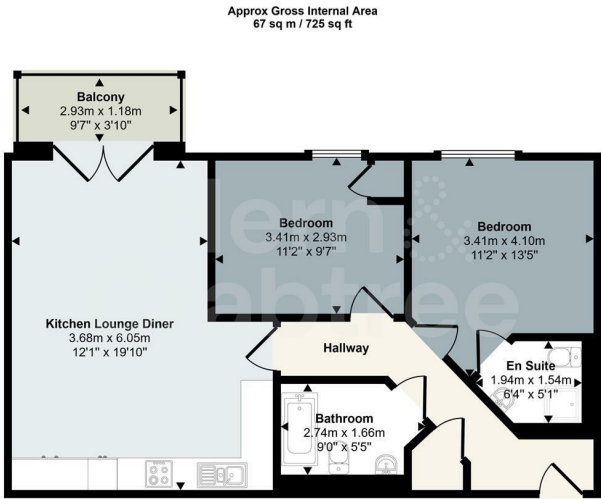
Disclaimer

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



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



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	85	85
(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



Hern & Crabtree

02920 555 198 | llandaff@hern-crabtree.co.uk | hern-crabtree.co.uk | 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.