

Rhodri Morgan Way

THE MILL, CANTON, CARDIFF, CF11 8GB

GUIDE PRICE £220,000

**Hern &
Crabtree**



Rhodri Morgan Way

No chain. A spacious and stylish two double bedroom ground floor apartment with a beautiful leafy outlook and outside space. Located on this convenient development at The Mill in Canton, this apartment is sure to be popular with first time buyers and investors!

Offering modern open plan living, the accommodation briefly comprises: Communal Entrance, Hallway, Open Plan Lounge/Kitchen/Diner with french doors out to a patio, Two Double Bedrooms with an En-Suite to the Master and a Bathroom. The property further benefits from an allocated parking space.

Aubrey House is perfectly positioned, tucked away on Rhodri Morgan Way and is located within walking distance to the ever so popular local school of Ysgol Treganna and is situated with easy access into Canton, Pontcanna and Victoria Park which offer a great selection of shops, cafés and eateries, Be quick and book early!



711.00 sq ft

Entrance

Entered via a telephone security entrance system into a communal hallway. Wooden door into the hallway.

Hallway

Wooden flooring. Storage cupboard.

Bedroom One

Double glazed window to the front. Radiator. Door to en-suite.

En-Suite

Shower cubicle, w/c and wash hand basin. Heated towel rail. Laminate flooring. Part tiled wall.

Bedroom One

Double glazed window to the front. Large storage cupboard. Radiator.

Lounge/kitchen/diner

Double glazed french doors to the front . continuation of wood laminate flooring from the the hallway. Two radiators. The kitchne is fitted with wall and base units with complimentary worksurfaces. Integeated electric four ring hob and oven. Stainless steel sink and drainer. Integarted dishwasher, washing machine, fridge and freezer.

Front

Small patio area. Cold water tap.

Bathroom

Bath with shower plumbed over, w/c and vanity wash hand basin. Heated towel rail. Part tiled walls. Laminate flooring.

Parking

The property has an allocated parking space.

Tenure and charges

Lease Term is 125 years from new 2021 having 120 years remaining

Annual Ground Rent £ 150

Service and Maintenance Charges £ 300 per quarter

Management Company Ground solutions

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.

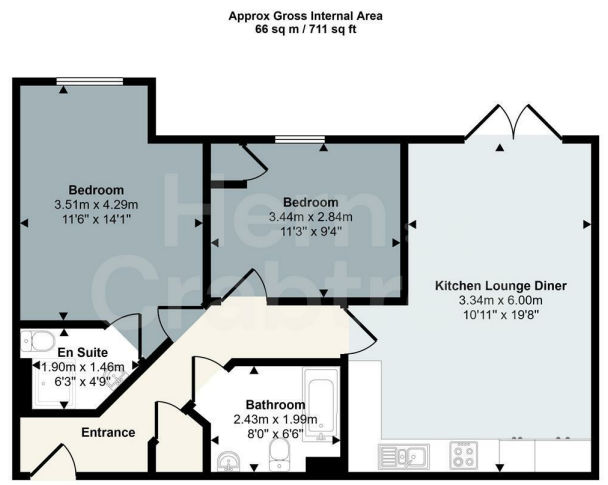
Additional Information

Epc - B

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	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



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