

The Boulevard

THE MILL, CANTON, CARDIFF, CF11 8FF

GUIDE PRICE £175,000

Hern &
Crabtree



The Boulevard

No Chain. A stylish, yet homely one double bedroom first floor apartment with a balcony located on this popular development on the Mill in Canton. This property would certainly make a perfect first time buy or investment.

Well presented throughout, ready for the next occupier to move straight in, the accommodation briefly comprises: Entrance Hall with storage, Open Plan Kitchen/Diner/Lounge with french doors out onto a Balcony, One Double Bedroom and a Modern Bathroom Suite.

Mayfield House is placed on the Boulevard and is located within walking distance to a nearby gym and bar and is perfectly placed with easy access into Canton, Pontcanna and Victoria Park which offer a great selection of shops, cafés and eateries. Mayfield House also benefits from secure bike storage on site. Be quick and book early!



473.00 sq ft

Communal Entrance

Entered via a communal entrance with stairs and lift to upper floor. The flat is situated on the first floor.

Leasehold

125 years from 2019
Years remaining 118

Entrance

Entered via fire door, security entry system, two storage cupboards, radiator, wooden flooring.

Living/Kitchen

Double glazed patio doors to the balcony, kitchen fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink and drainer, integrated washing machine, integrated dishwasher, integrated fridge and freezer, a four ring electric hob with electric oven and grill combi, recess lights, radiator, wooden flooring.

Balcony

A sitting balcony with smoked glass, wooden decking.

Bedroom

Double glazed window to the front, radiator, storage cupboard housing the combination boiler, wooden flooring.

Bathroom

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

Parking

Visitor parking is available on site
On-street parking only (no permit required)
Mostly on the Boulevard
Visitor parking also directly under bedroom - middle space

Charges

Ground Solutions Quarterly Service Charge £254.39

Ground Solutions Annual Service Charge £120.65

Ground Rent to Homeground £125 annually. Tirion:

Riverside Park £80.40 annually.

<https://www.groundsolutionsuk.com>

info@groundsolutionsuk.com

01283 226293

Ground Solutions UK Ltd

A5 Optimum Business Park

Optimum Road

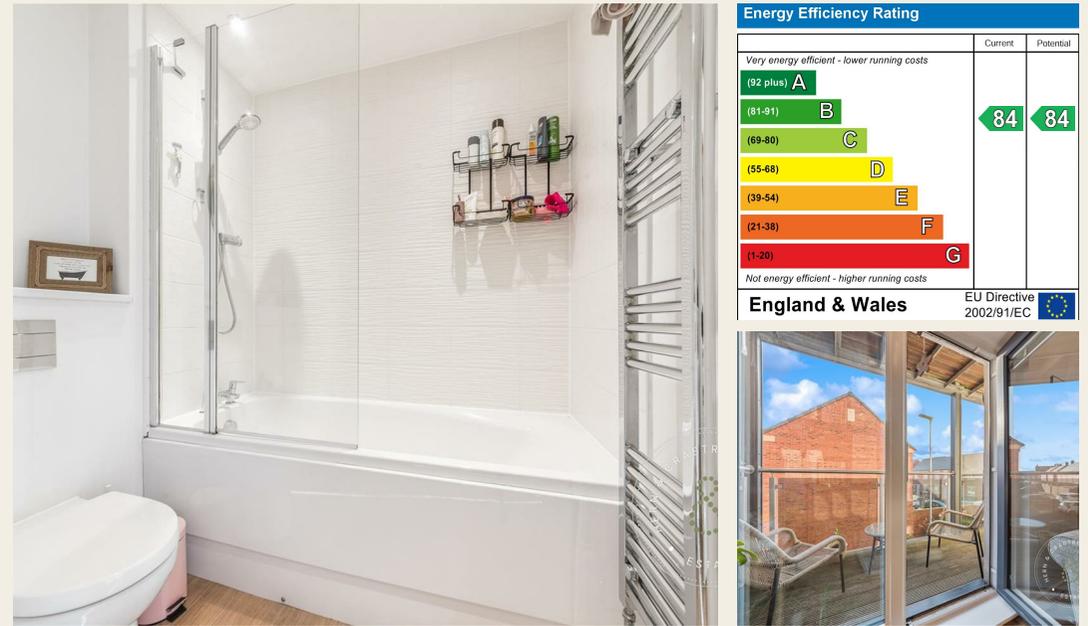
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Tenure

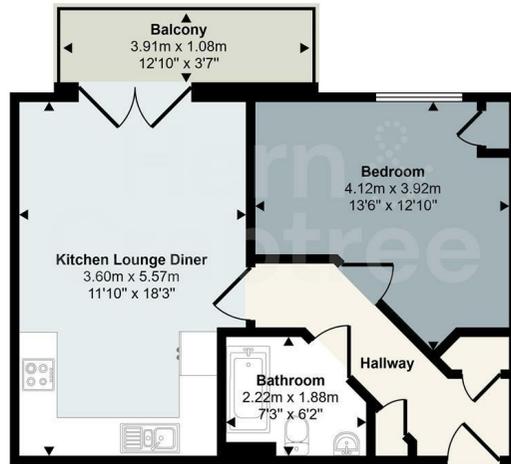


Good old-fashioned service with a modern way of thinking.



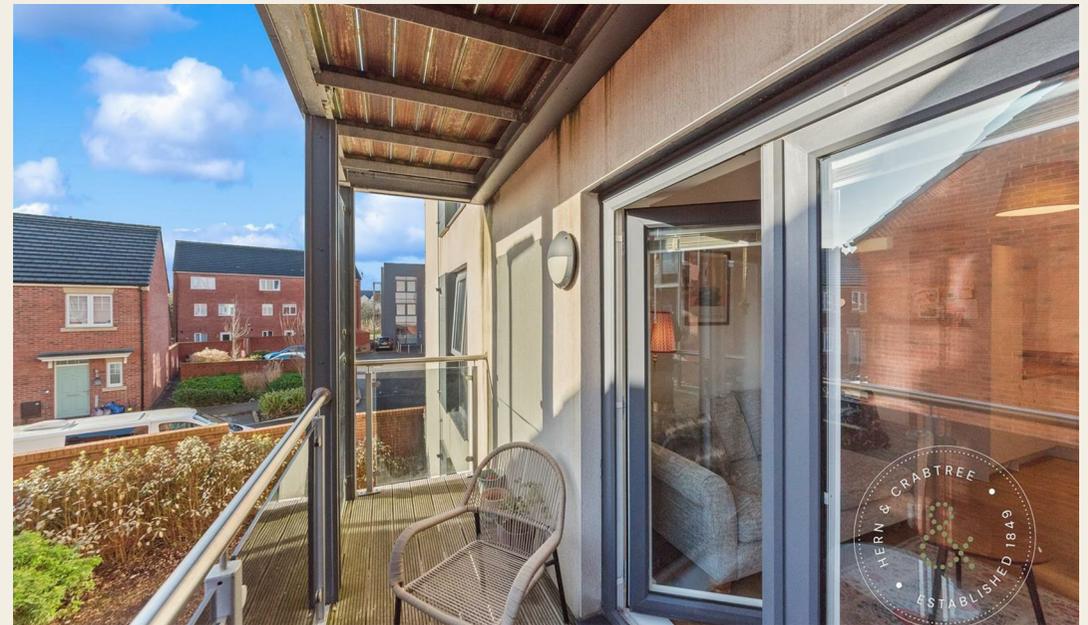
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Internal Area
44 sq m / 473 sq ft



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.



Hern & Crabtree

02920 555 198 | llandaff@hern-crabtree.co.uk

hern-crabtree.co.uk

8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5



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