

The Boulevard

THE MILL, CANTON, CF11 8FF

£1,050 PER CALENDAR MONTH

**Hern &
Crabtree**

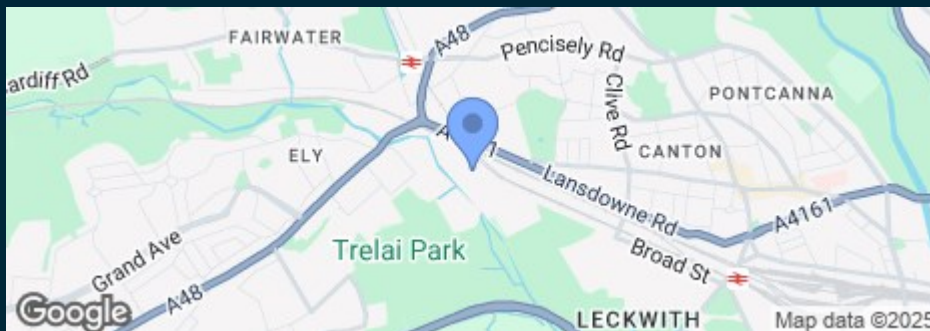


The Boulevard

This immaculate apartment offers light and modern living accommodation. From the communal entrance with lift access and secure intercom, the flat's entrance hall leads to the open plan living room and kitchen with French doors opening out to a sitting balcony. The flat continues with one double bedroom and a modern bathroom.

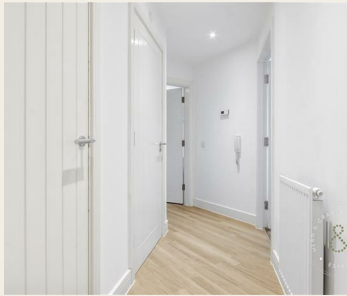
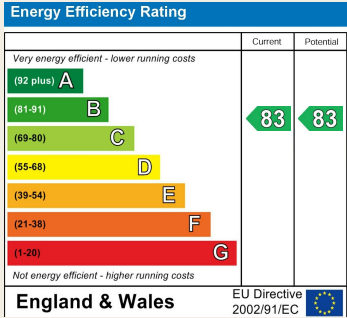
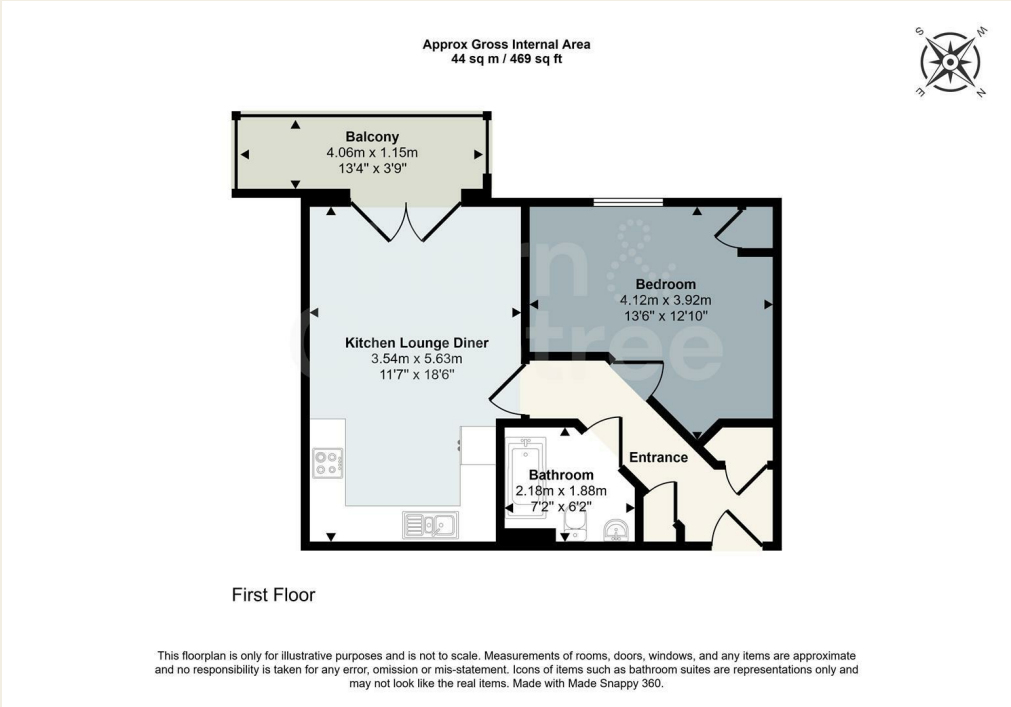
The Mill is situated in a convenient riverside location to the west of the city centre. Canton offers an array of local shops, cafes and amenities along with excellent public transport links to Cardiff city centre. Available from the 1st August 2025. Council Band D. EPC Rating B. Furnished.

A holding fee of £150 will be payable to secure the property. This will be deducted from the final balance of the first month rent payable upon moving into the property subject to a successful application. Hern & Crabtree Ltd reserves the right to retain this payment should the applicant have provided false or misleading information at the time of application.





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



Hern & Crabtree

02920 780230 lettings@hern-crabtree.co.uk

hern-crabtree.co.uk

87 Pontcanna Street, Pontcanna, Cardiff, CF11



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.