



VICTORIA PARK APARTMENTS
LIONEL ROAD
CANTON CF5 1HN

ASKING PRICE OF
£125,000



GROUND FLOOR APARTMENT



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PERFECT FOR FIRST TIME BUYERS AND INVESTORS MGY are delighted to bring to market this bright and spacious, ground floor, one bedroom apartment located on the much favoured Lionel Road in the heart of Canton. The property does require some cosmetic works which gives the opportunity to put your personal stamp on it. The accommodation briefly comprises lounge/kitchen/diner, one double bedroom and shower room. The property further benefits from being chain free, and has double glazing and underfloor heating throughout. ***Viewing highly recommended***

ENTRANCE

Entered via wooden front door leading from communal hallway. Wall mounted video entry system. Opens straight into :-

LOUNGE/KITCHEN/DINER

10' 2" x 20' 4" (3.11m x 6.20m)

Laminate flooring with underfloor heating throughout. Double glazed uPVC sash windows to front aspect. Spotlights throughout. Ceiling Bluetooth speakers. Power points. TV and telephone point. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating inset sink and drainer with mixer tap over, and four ring electric hob with extractor above and oven beneath. Integrated appliances such as fridge/freezer and washing machine. Breakfast bar with space for stool seating beneath. Storage cupboard housing hot water tank. Additional empty storage cupboard.

BEDROOM

5' 6" x 6' 0" (1.69m x 1.84m)

Double glazed uPVC sash window to side aspect. Fitted wardrobes with hanging and shelving space. Power points. Spotlights. Underfloor heating.

TENURE: FREEHOLD

COUNCIL TAX BAND: B

FLOOR AREA APPROX: 333 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

SHOWER ROOM

11' 7" x 8' 6" (3.54m x 2.61m)

Tiled flooring with underfloor heating. Partially tiled walls. Walk in shower cubicle with mains powered shower over. WC. Vanity wash hand basin with storage beneath and mixer tap over. Spotlights. Extractor.

TENURE

MGY have been advised that the property is sold with a SHARE OF THE FREEHOLD. There is a lease of 150 years from 7th June 2016. There is no ground rent payable.

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****

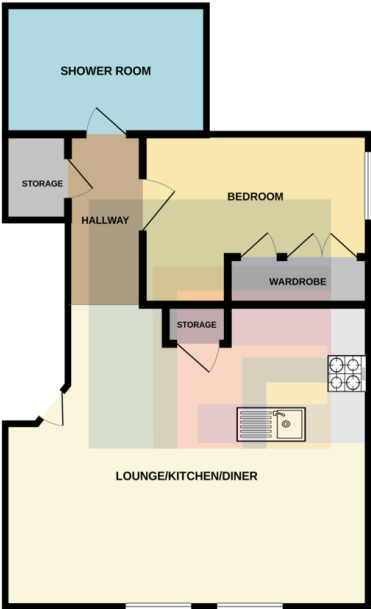


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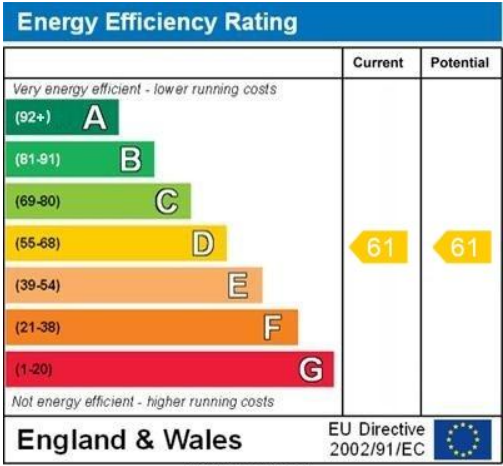


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While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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