



**Canton Court, Cardiff CF11 9BH**

## welcome to Canton Court, Cardiff

- Chain-free sale
- Purpose-built development
- Ideal for first-time buyers or investors
- One bedroom
- Close to local amenities and transport links

Tenure: Leasehold EPC Rating: D  
Council Tax Band: B Service Charge: 1560.00  
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 142 years from 20 Mar 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £95,000

This well-presented purpose-built one-bedroom flat is located in the popular Canton Court development, offering convenience and comfort in a sought-after area of Cardiff. The property is being sold chain free, making it an ideal opportunity for first-time buyers or investors.

### Hallway

### Living Room

16' 5" x 9' 2" ( 5.00m x 2.79m )

### Kitchen

11' 11" max x 5' 10" max ( 3.63m max x 1.78m max )

### Bathroom

### Bedroom

16' 5" x 9' 6" ( 5.00m x 2.90m )



**view this property online** [allenandharris.co.uk/Property/CTN109830](https://allenandharris.co.uk/Property/CTN109830)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

**Property Ref:**  
CTN109830 - 0002

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