









welcome to

Bakers Court Clive Road, Canton Cardiff

This excellent property benefits from an allocated parking space & access to a communal courtyard. Excellent two bedroom ground floor apartment located in the Victoria Park area, within walking distance to a variety of independent eateries, parks, shops & Cardiff City Centre!













Entrance Hall

Storage cupboard with plumbing for washing machine.

Lounge

24' 5" max x 8' 7" max (7.44m max x 2.62m max) Double glazed window to front and rear, 2 x radiators, telephone point and television point.

Kitchen

Modern fitted kitchen with wall and base units, newly fitted integral oven, electric hob, extractor hood, sink and drainer, wall mounted boiler and plumbing for dishwasher.

Bedroom One

12' 11" x 7' 6" ($3.94m \times 2.29m$) Double glazed window to front and radiator.

Bedroom Two

5' 5" x 13' 1" max ($1.65m \times 3.99m \text{ max}$) Double glazed window to front, radiator and storage cupboard.

Bathroom

Three piece bathroom suite with wash hand basin, WC, bathtub with mixer tap and overhead shower, vanity unit, radiator and storage cupboard.

Front Garden

Communal courtyard to front of property.

Parking

Allocated parking space.





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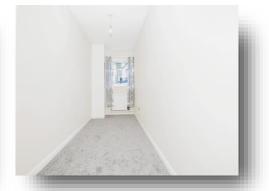
- Two bedroom apartment in Victoria Park area
- Within walking distance to local amenities & transport links
- Secluded residential area
- Communal courtyard area
- Allocated parking space

Tenure: Freehold EPC Rating: C

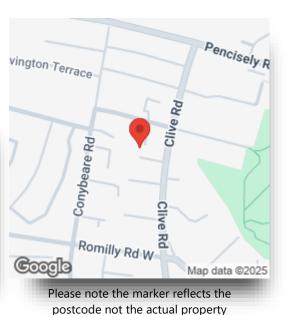
offers in the region of

£200,000









view this property online allenandharris.co.uk/Property/CRP107162



Property Ref: CRP107162 - 0047 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.





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