

Hamilton Street

| Pontcanna | CF11 9BQ

HAMILTON STREET

Guide Price £210,000

A superb first-floor apartment finished to a high standard well placed in an excellent location at the top of Hamilton Street, Pontcanna. This is one of four stylish apartments that have been renovated and the apartment benefits from a bay fronted living room that boasts a lovely outlook over a popular leafy tree-lined street. Accommodation includes a modern fitted kitchen, bathroom with sunken bath, a bedroom and the aforementioned bay-fronted living/ dining room. The property is perfectly placed for easy access to the City Centre, Canton, Pontcanna and Parks, with early viewing highly recommended.



Hall

Enter via a wooden door. Wooden laminate flooring. Radiators. Fitted storage cupboard with plumbing for washing machine and fitted shelving.

Kitchen

8'7" max x 7'8" max

Double glazed window to the front elevation. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven and grill. Space for fridge freezer. Integrated dishwasher. Concealed electric boiler. Tiled flooring.

Living Room

14'2" max x 12'11" max

Double glazed bay window to the front elevation. Two radiators. Fitted electric fire with marble hearth and wooden surround. Wooden laminate flooring. Intercom phone.

Bedroom

12'9" max x 10'9" max

Double glazed window to the rear elevation. Two radiators.

Bathroom

11'8" max x 4'7" max

W/C and wash hand basin. Bath with mixer tap and rainfall shower head over. Fitted vanity cupboards. Light up mirror. Heated towel rail. Tiled flooring. Tiled walls. Extractor fan. Underfloor heating.

Tenure

Share of Freehold -
136 year lease

Additional Information

Ground Rent £0

- Each apartment are responsible for a quarter of any repairs
- £350 per annum buildings insurance
- £200 per annum communal electric

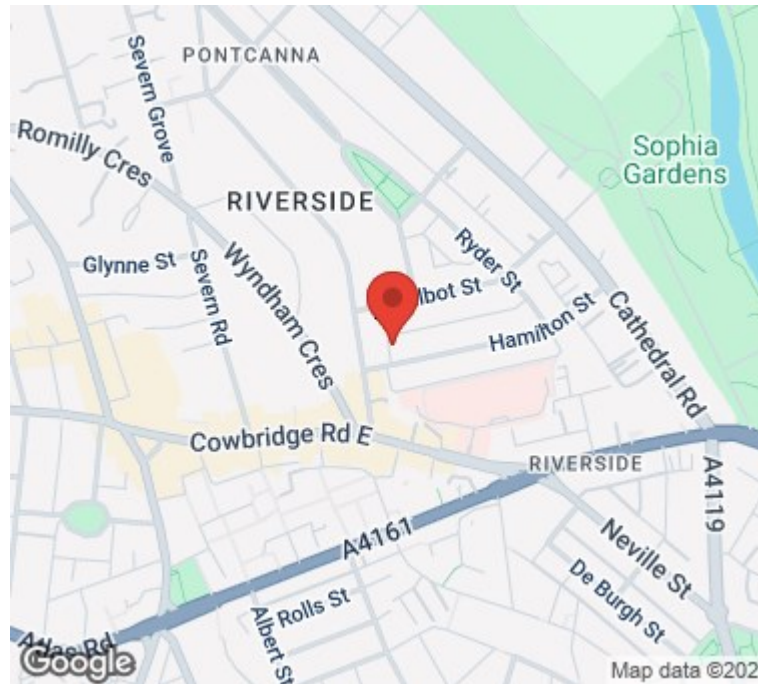
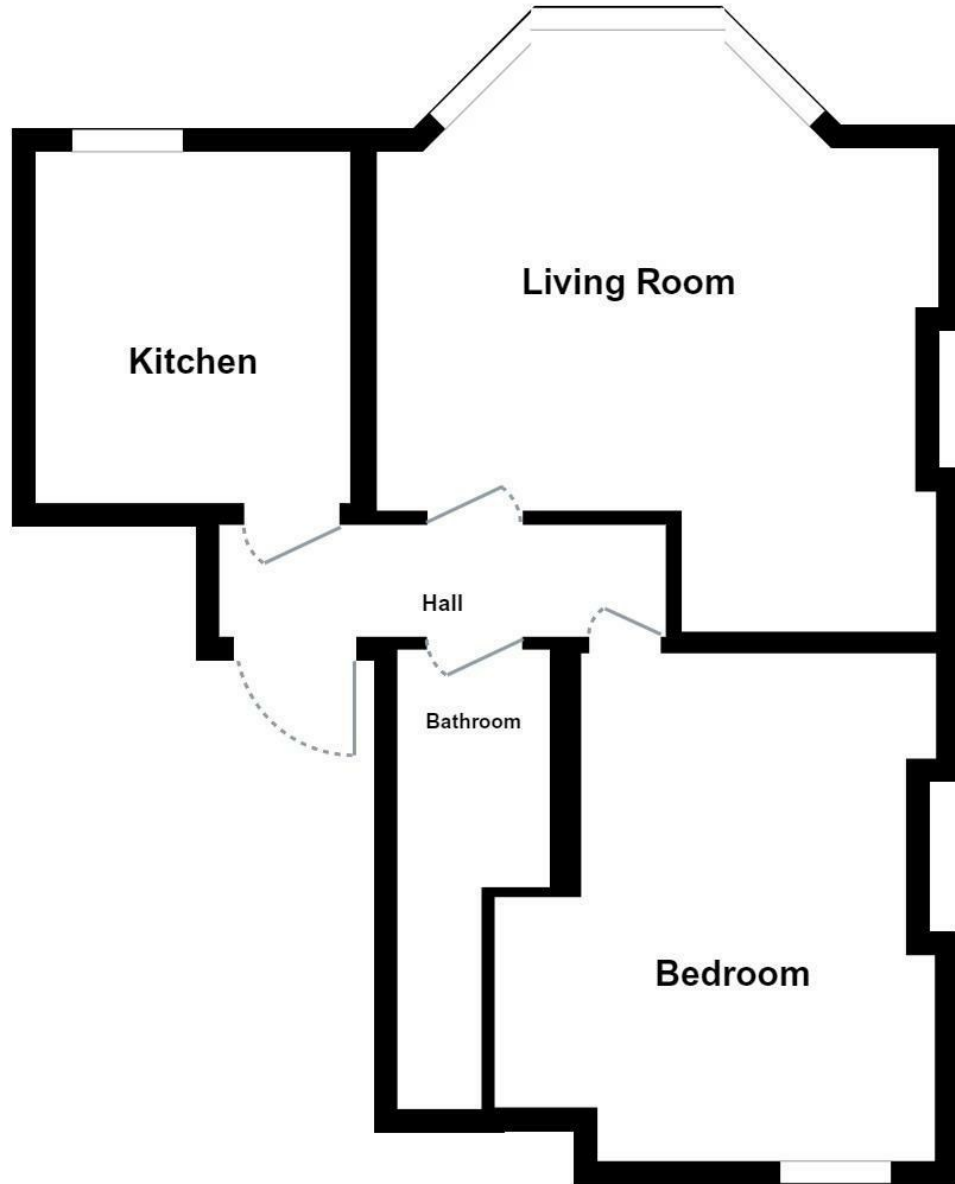
Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal

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Call Hern & Crabtree to arrange a viewing on 02920 228135



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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



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Hern & Crabtree

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