



## The Boulevard, offers in the region of £210,000

- Council Tax Band - D
- Two Bedroom Apartment
- NHBC Warranty
- Allocated Parking Space
- Ensuite to Master Bedroom
- EPC Rating: B



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## About the property

Situated in the very sought after development of The Mill, Canton is this upper floor two bedroom apartment in immaculate condition that would make a PERFECT First Time Buy. Just a short walk from all local amenities such as shops, schools and transport links. This property is also within walking distance to the popular attraction The Bone Yard. Internally the property comprises communal entrance, hallway, kitchen/lounge area with balcony off, master bedroom with ensuite, second bedroom and bathroom. The property further benefits from an allocated parking space. Viewings are highly recommended for this property. To book call 02920397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Entrance Hall

### Kitchen/Lounge

19' 9" x 15' 9" ( 6.02m x 4.80m )

### Master Bedroom

10' 7" x 10' 7" ( 3.23m x 3.23m )

### En Suite

### Bedroom Two

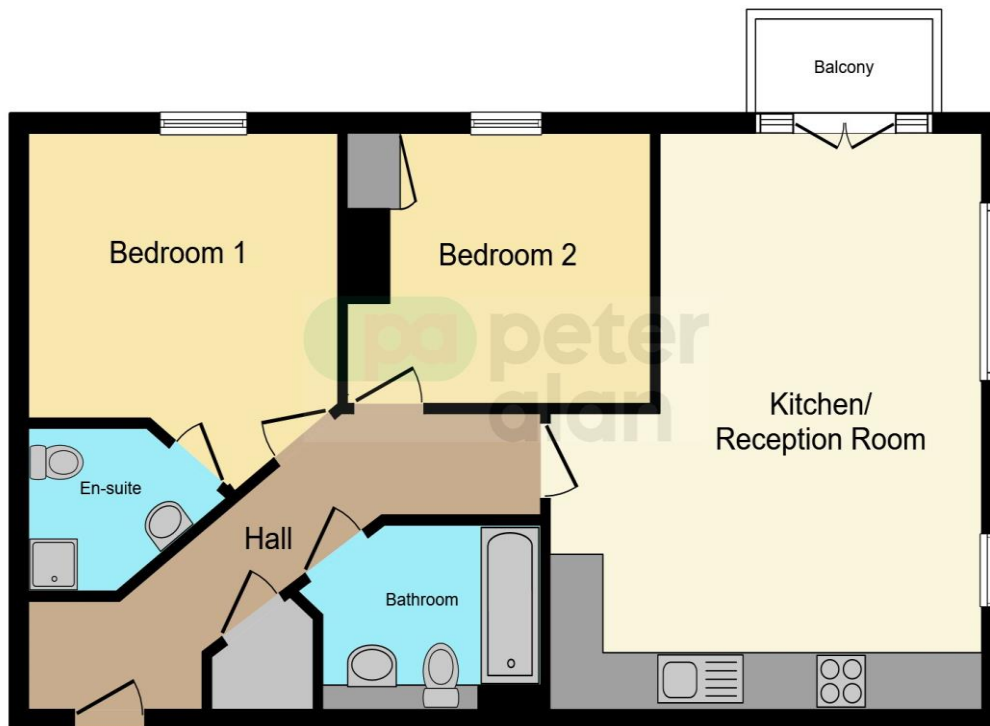
9' 9" x 11' 2" ( 2.97m x 3.40m )



**Bathroom**

**Balcony**

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

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