



Flat 2 Church Road, £225,000

- First Floor Apartment
- Share of Freehold
- Sought After Location
- Two Bedrooms
- Immaculately Presented
- EPC Rating: C



 2  1  1



About the property

This first floor, two bed flat is in an individual, converted Victorian stone house from the 1860s, which has been completely renovated and modernised. It is situated in the heart of the sought after and very popular Canton suburb, in a great location opposite the new Laundry Quarter and backing onto Chapter Arts Centre, Thompsons Park, Llandaff fields and Canton High street, with all its local amenities are just a short walk away. The front garden has cycle racks and a bin area whilst internally the property comprises a communal entrance with stairs leading to the flat, hallway, lounge/kitchen, master bedroom, second bedroom and main bathroom. Viewings are highly recommended for this property. To book call 02920 397171 or book via our website www.peteralan.co.uk.

Accommodation

Shared Entrance

Lounge

12' 3" x 10' 8" (3.73m x 3.25m)

Kitchen

12' 2" x 10' 2" (3.71m x 3.10m)

Master Bedroom

10' 9" max x 11' 9" max (3.28m max x 3.58m max)



Bedroom Two

12' 9" max x 5' 8" (3.89m max x 1.73m)

Bathroom

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

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let