



# Mayfield House, The Boulevard

| The Mill, Canton | Cardiff | CF11 8FF



# MAYFIELD HOUSE, THE BOULEVARD

Guide Price £220,000



No chain. A spacious and stylish, larger style, two double bedroom top floor apartment with a balcony and views over Cardiff. Located on this convenient development of The Mill in Canton, this apartment is sure to be popular with first time buyers and investors!

Offering modern open plan living, the accommodation briefly comprises: Communal Entrance with Lift Access to the top floor, Hallway, Open Plan Lounge/Kitchen/Diner with a Balcony, Two Double Bedrooms with an En-Suite to the Master and a Bathroom. The property further benefits from an allocated parking space.

The Boulevard is located within walking distance to the ever so popular local school of Ysgol Treganna and is perfectly placed with easy access into Canton, Pontcanna and Victoria Park which offer a great selection of shops, cafés and eateries, Be quick and book early! EPC - B

## Communal Entrance

Lift to the fourth floor. ( top floor)

## Entrance

Security entry phone, radiator, luxury vinyl floor, built in storage cupboard, doors to all rooms.

## Kitchen/Living Room

19'4 max x 16' max

Double glazed French doors to the front to a sitting balcony, windows either side, kitchen fitted with a range of wall and base units with worktop over, one and a half bowl sink and drainer with a mixer tap, integrated slimline dishwasher, a four ring electric hob with cooker hood above and integrated oven and grill, integrated washing machine, integrated fridge/freezer, two radiators, luxury vinyl floor.

## Bedroom One

10'7 x 11'4

Double glazed window to the front, radiator, door to en suite.

## En Suite

Fitted with corner shower quadrant with plumbed shower, w.c and wash hand basin, heated towel rail, extractor fan, luxury vinyl floor.

## Bedroom Two

11'3 x 9'7

Double glazed window to the front, radiator, airing cupboard with gas combination boiler.

## Bathroom

6'4 x 7'11

Fitted with bath, w.c and wash hand basin, heated towel rail, extractor fan, vinyl floor.

## Parking

One designated space legally owned by the property.

## Tenure

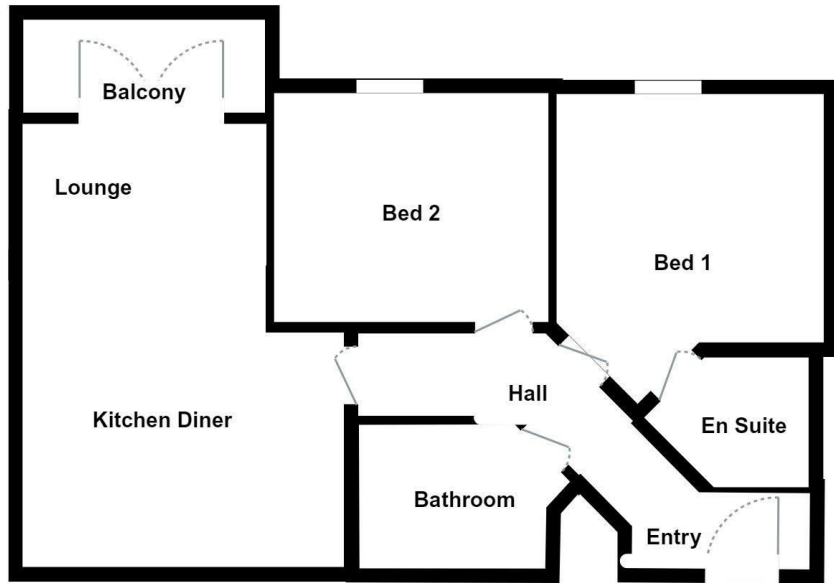
Tenure: Leasehold

What is the full term of the lease? 125 from new From (date) 2019

Current amount of years remaining on the lease 120  
Annual Ground Rent £ £125  
Service and Maintenance Charges Approx £1000 annually  
Ground Solutions



Call Hern & Crabtree to arrange a viewing on **02920 555 198**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ  
 Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.