



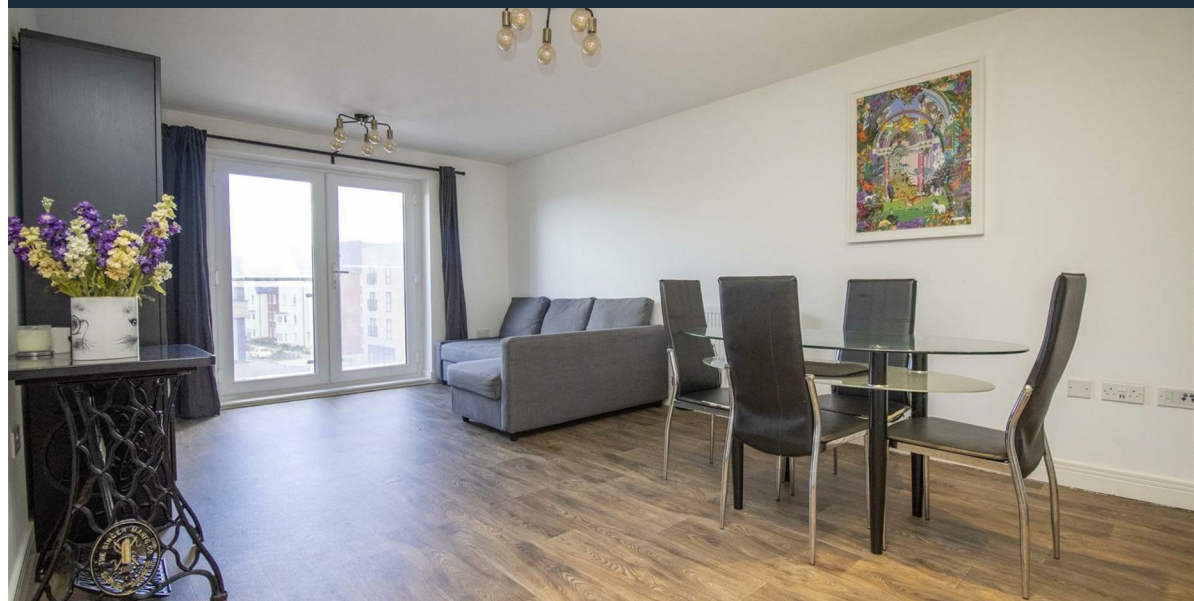
Hern and Crabtree

The Boulevard

| The Mill, Canton | Cardiff | CF11 8FF

THE BOULEVARD

Guide Price £220,000



approx 119 years remaining.
Annual Ground Rent £ 150
Service and Maintenance
Charges Approx £1000 annually

No Chain! A spacious and stylish two double bedroom third floor apartment with a good size balcony and a garage. Located on this convenient development at 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 third 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 lovely size outside balcony and a single garage.

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

Communal Entrance

Entered via communal entrance with stairs and lift to the upper floors.

Entrance Hall

Entered via solid wooden fire door. Panelled radiator. Large storage cupboard with coat hooks and shelving. Spot lights to the ceiling. Communal entrance phone. Doors leading to all rooms. Power points and smoke detectors.

Kitchen/Diner

21'05" max x 16'0" max narrowing to 11'11"
Grey high gloss fitted kitchen with a range of matching wall and base units and coordinated work surfaces over. Four ring electric hob with extractor hood over and eye level Bosch electric oven. Built in fridge and freezer. Built in dishwasher and washer

dryer. Power points. Space for table and chairs. Two panelled radiators. Television point. Telephone point. Double glazed pvc French doors leading out to a balcony with a sitting area and glass balustrade to the side and rear with views over Cardiff.

Bedroom One 12'01" x 11'04"

Double glazed pvc full length windows to the rear. Panelled radiator. Power points. Door to en-suite.

En Suite

White suite comprising of fitted tiled shower cubicle with electric shower, low level w/c and wash hand basin with mixer tap. Chrome heated towel rails. Spot lights to the ceiling. Extractor fan.

Bedroom Two 11'03" x 10'10"

Double glazed pvc full length window to the rear. Panelled radiator. Power points. Built in storage cupboard housing Ideal gas Combi boiler.

Bathroom

White bathroom suite comprising panelled bath with mixer tap, low level w/c and wash hand basin with mixer tap. Part tiled walls. Chrome heated towel rail. Spot lights to the ceiling. Extractor fan. Wall mounted mirror.

Garage

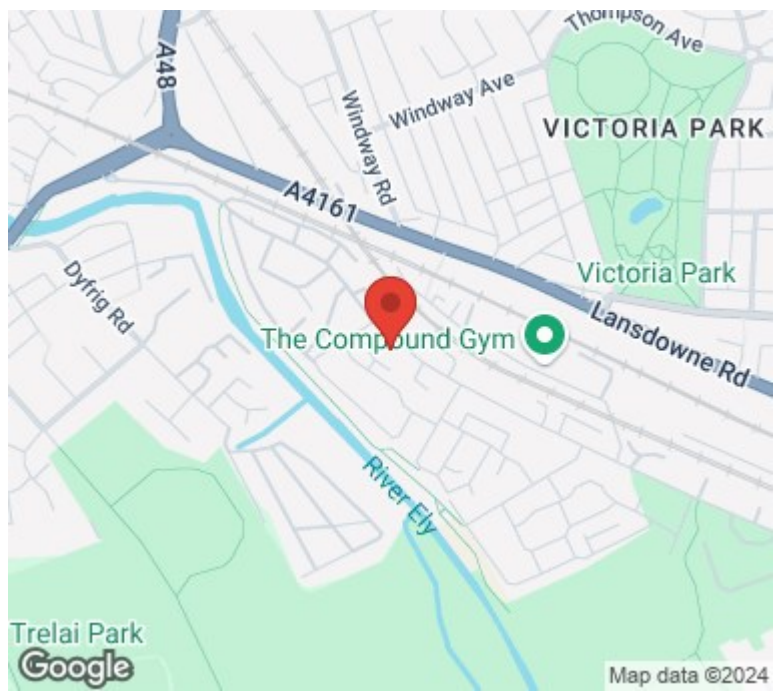
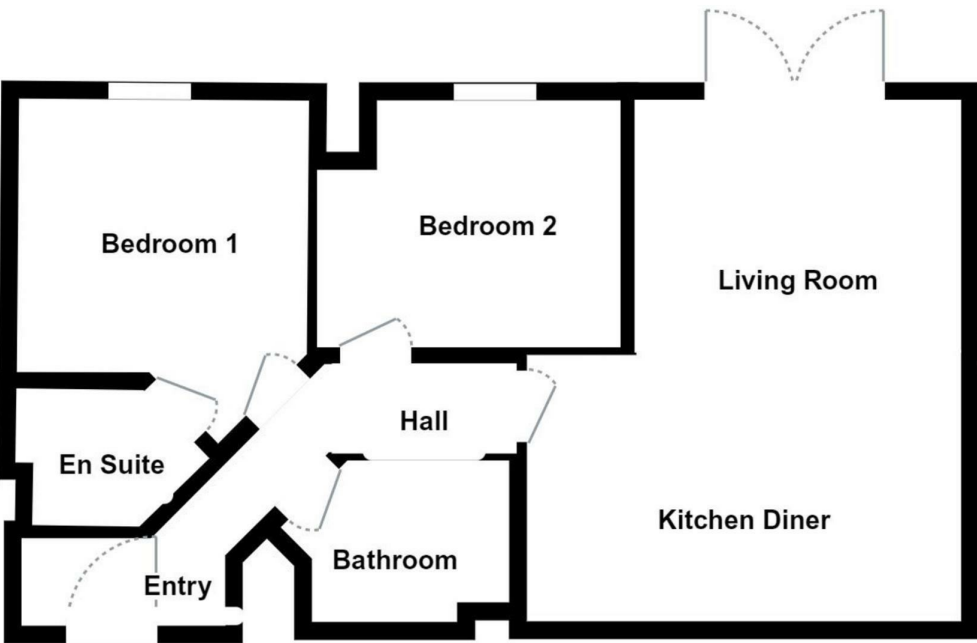
Single garage with up and over door. On street parking on a first come first served basis (no allocated space).

Tenure

Current amount of years remaining on the lease 125 years from 2019 having



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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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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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.