



Rhodri Morgan Way

| The Mill, Canton | Cardiff | CF11 8GB



RHODRI MORGAN WAY

Guide Price £220,000



Service and Maintenance
Charges £ (include payment
frequency) £1313

A spacious and stylish two double bedroom first floor apartment with a sizable balcony. 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 Stair Access to the first floor, Hallway, Open Plan Lounge/Kitchen/Diner with a Balcony, Two Double Bedrooms with an En-Suite to the Master and a Bathroom.

River House is perfectly positioned at the end of Rhodri Morgan Way 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.

Hall

Laminate floor, built in storage cupboard, security entry phone, spotlights.

Kitchen/Diner/Living Room 19'7 max x 15'7 max

Kitchen has wall and base units with worktop over, a four ring Smeg electric hob with cooker hood above and Smeg oven, one and a half bowl sink and drainer with mixer tap, integrated slimline Smeg dishwasher, integrated Smeg washer/dryer, integrated Smeg fridge/freezer, laminate floor, two radiators, French doors open out to a sitting balcony.

Balcony

A covered sitting balcony with glass ballustrade.

Bedroom One 10'5 x 11'6

Double glazed window, radiator, laminate floor, door to en suite.

En Suite

Fitted with shower, w.c and wash hand basin, heated towel rail, extractor fan, part tiled walls, tiled floor.

Bedroom Two 11'3 x 9'2

Double glazed window, radiator, airing cupboard with gas combination boiler, laminate floor.

Bathroom 6'3 x 7'11

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

Additional information

We have been advised by the vendor of the following information:- No parking space included with the

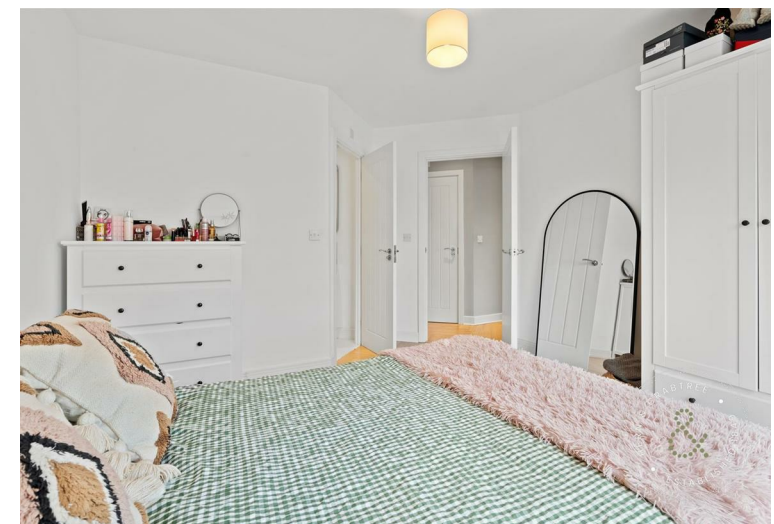
property however have never had any issues with parking directly outside the building in the time I've lived here. The flat gets the afternoon/evening sun which is perfect for dining outside on the balcony

Charges

£ 125 billed per annum for: Ground rent (HomeGround)
£ 121.91 billed per annum for: annual service charge (Ground Solutions)
£ 298 billed quarterly for quarterly service charge (Ground Solutions)
£80.40 billed per annum for: Park charges (Ely Bridge Development Co)

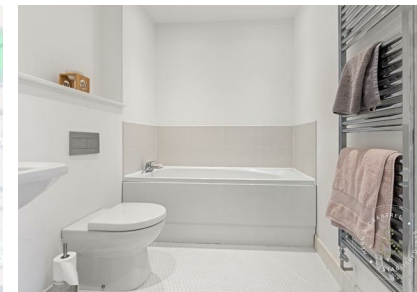
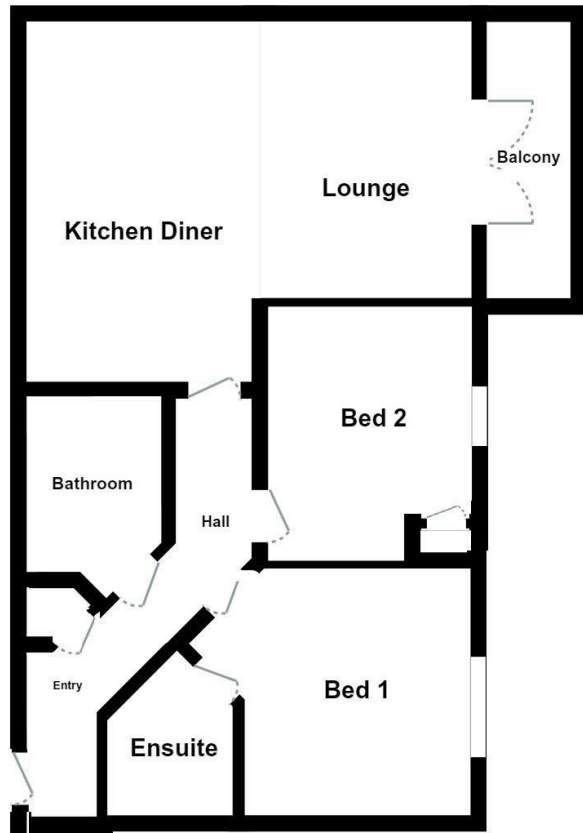
Tenure

Tenure: Leasehold
What is the full term of the lease? 125
From (date) December 2020
Current amount of years remaining on the lease 121
Annual Ground Rent £ 125



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

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	84
(69-80) C	84
(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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<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.