

The Boulevard

THE MILL, CANTON, CARDIFF, CF11 8FF

GUIDE PRICE £220,000

**Hern &
Crabtree**

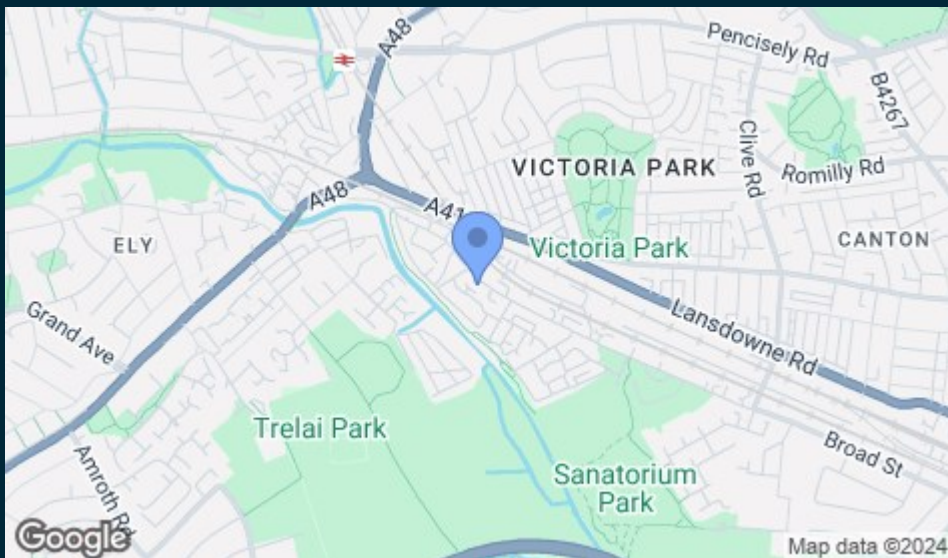


The Boulevard

A contemporary two double bedroom first-floor apartment with a balcony and a parking space, located in the vibrant and sought-after area of The Mill in Canton. Ready for the next occupier to move straight in, this apartment will sure to be popular with First Time Buyers and Investors.

The heart of the home is the spacious open-plan kitchen, diner, and living area, creating a versatile space for both entertaining and everyday living. French doors from the living room lead out to a covered sitting balcony with a sleek glass balustrade, providing an outdoor retreat with views over the surrounding area. There are two double bedrooms, one benefiting from an en-suite and a family 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



714.00 sq ft

Entrance Hall

Entry from communal entrance. First Floor Apartment. Lift access to all floors. Entrance has built in storage cupboard. Entry phone. Radiator. Luxury floor tiles.

Kitchen / Diner / Living Room

16'1 max x 20'4 max

Door from Hall. Double glazed patio doors with windows either side opening out to the balcony and additional double glazed window to side. Modern fitted kitchen in L shape set to one side with a range of wall and base units with worktop over. A four ring electric hob with cooker hood above and integrated oven. One and a half bow sink and drainer. Integrated fridge/freezer, integrated washing machine. Luxury floor tiles.

Bedroom One

11'3 max x 10'8 max

Double glazed window, radiator. Fitted wardrobes.

En Suite

7'6 max x 5'1 max

Fitted with shower, w.c and wash hand basin with fitted under sink cupboards. heated towel rail. Luxury floor tiles.

Bedroom Two

11'3 max x 9'5 max

Double glazed window, radiator. Cupboard fitted with gas combi boiler within. Fitted wardrobes.

Bathroom

8'max x 6'7 max

Fitted with a white suite comprising panelled bath, vanity wash hand basin with fitted under sink cupboards and w.c, heated towel rail. Luxury floor tiles.

Balcony

11'3 x 4'6

A sitting decked balcony with glass balustrade.

Parking

Allocated parking for one vehicle.

Tenure and additional information

125 year from 2019 with 120 years remaining

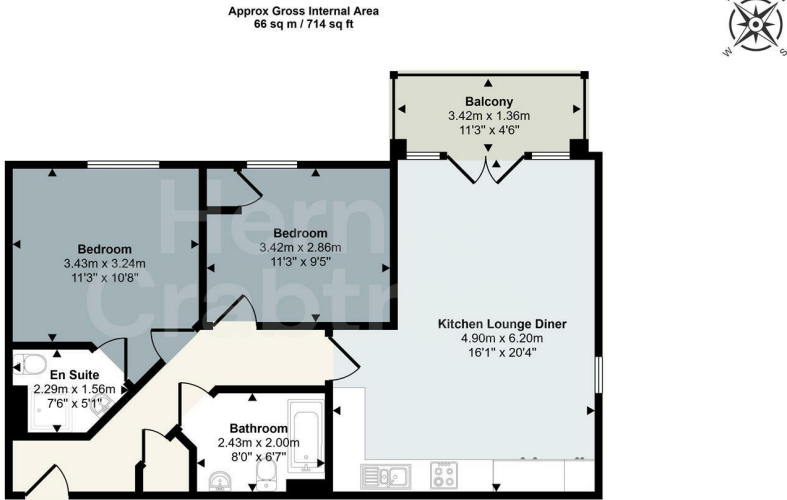
Annual Ground Rent £ 150

Service and Maintenance Charges
£235 paid quaterly = £940 a year

Management Company
Ground Solutions property
management services



Good old-fashioned service with a modern way of thinking.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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

