

Hawthorn House, The Boulevard

THE MILL, CANTON, CARDIFF, CF11 8FB

OFFERS IN EXCESS OF £225,000

**Hern &
Crabtree**



Hawthorn House, The

This immaculate and stylish top floor apartment offers light modern and a spacious living accommodation. From the communal entrance with lift access and secure intercom, the flat's entrance hall leads to the open plan kitchen, diner and living room with French doors opening out to a sitting balcony with views towards Cardiff city centre and Leckwith Woods. The flat continues with two double bedrooms, the primary with en suite and a modern bathroom. The decor has been tastefully styled with touches of colour complementing the contemporary apartment's fittings and fixtures.

Hawthorn House is an exciting recently built block of apartments by Lovell Homes formed on the old paper mill site, now known as 'The Mill'. The £100 million urban village is one of Wales biggest regeneration schemes which will create a vibrant and sustainable new community.

The Mill is a landmark development of 1 and 2 bedroom apartments and 2, 3 and 4 bedroom homes in a convenient riverside location to the west of the city centre. Canton offers an array of local shops, cafes and amenities along with excellent public transport links to Cardiff city centre.



708.00 sq ft

Communal Entrance

Entered via a communal entrance, stairs and lift to the third floor.

Entrance

Entered via a wood front door, radiator, storage cupboard, laminate flooring.

Open plan kitchen/living room

20'7 x 15'10

Double glazed patio doors opening onto the balcony, radiator, kitchen is fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink and drainer, a four ring Bosch electric hob with cooker hood above and electric oven, integrated fridge/freezer, integrated washing machine and a dishwasher, laminate flooring.

Balcony

A sitting balcony with decking.

Bedroom

11'4 x 13'5 max

Double glazed window to the rear, radiator, laminate flooring.

En Suite

6'1 x 5'2 max

Fitted with corner shower cubicle, w.c and wash hand basin, heated towel rail, laminate flooring.

Bedroom Two

11'2 x 9'4

Double glazed window to the rear, built in cupboard housing the combination boiler, radiator.

Bathroom

6'4 x 8'11 max

Fitted with bath with shower over, w.c and wash hand basin, heated towel rail, laminate flooring.

Parking

The property has one designated parking space at the rear of the building.

Tenure

Tenure: Leasehold

What is the full term of the lease? 125 years from new

Start Date 125 years from 2019

Current amount of years remaining on the lease 118

Annual Ground Rent £ 150

Service and Maintenance Charges £ (include payment frequency) Approx. £320 every 3 months

Does the Service Charge Include Water Rates No

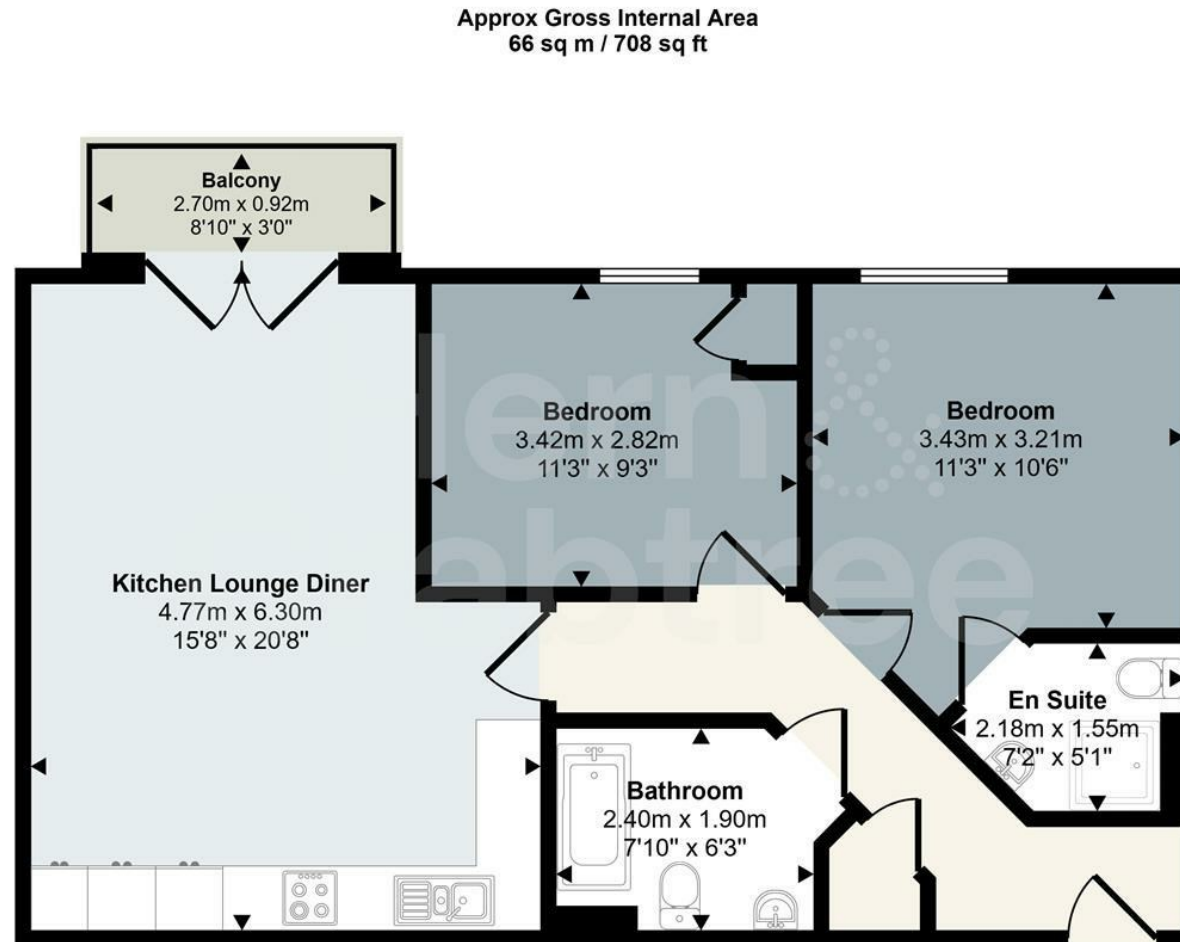
Tirion - Riverside Park Charge: Approx £100pa

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.







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	84	84
(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

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



**Hern &
Crabtree**

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