

Hawthorn House, The Boulevard

THE MILL, CANTON, CARDIFF, CF11 8FB

GUIDE PRICE £200,000

**Hern &
Crabtree**



Hawthorn House, The

A spacious and stylish two double bedroom third floor apartment with a 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 Lift Access to the top floor, Hallway, Open Plan Lounge/Kitchen/Diner with a Balcony, Two Double Bedrooms, En-Suite to the Master and a Bathroom. The property further benefits from an allocated parking space.

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.



739.00 sq ft

Entrance

Entered via a communal entrance with stairs and a lift to all floors. The flat is situated on the third floor.

Hallway

Entered via a composite front door, radiator, luxury vinyl flooring.

Lounge/Kitchen

16'1 x 19'11

Double glazed window to the, kitchen fitted with a range of wall and base units with worktop over, stainless steel sink and drainer, integrated dishwasher, dishwasher and fridge/freezer, a four ring electric hob with cooker hood above and integrated oven and grill, radiator, luxury vinyl flooring, patio doors lead to the balcony.

Balcony

3'4 x 8'9

A sitting balcony with wrought Iron railings.

Bedroom One

16' x 11'3

Double glazed window to the front, radiator, built in wardrobes.

En Suite

7'2 x 5'2

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

Bedroom Two

11'3 x 9'4

Double glazed window to the front, built in wardrobes, radiator, cupboard housing Ideal Logic Combination boiler.

Bathroom

8'9 x 6'4

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

Parking

The property has an allocated parking space.

Tenure and additional information

Tenure: Leasehold

What is the full term of the lease? 125 years from 2019

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

Property management company - ground solutions

Local ground rent - Ely Bridge company

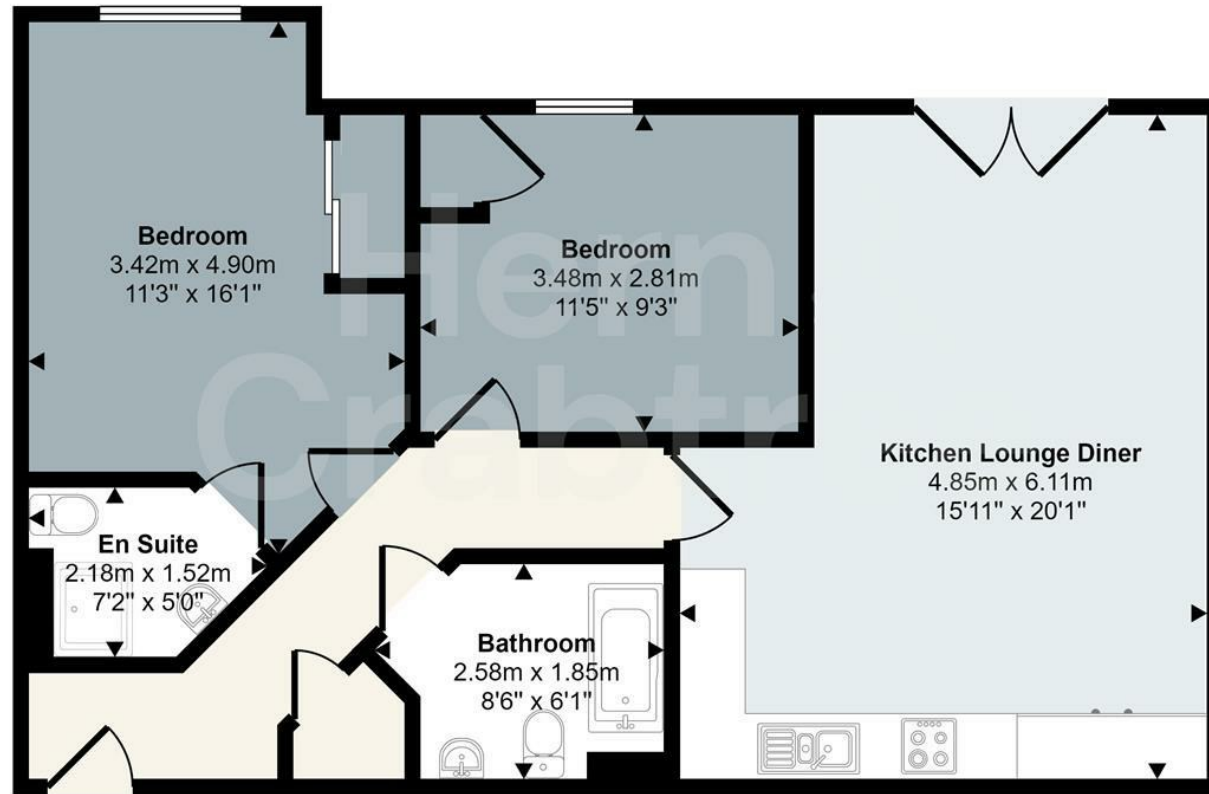
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Approx Gross Internal Area
69 sq m / 739 sq ft



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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