

Clive Road

CANTON, CARDIFF, CF5 1AS

GUIDE PRICE £175,000

**Hern &
Crabtree**



Clive Road

No Chain! A light and spacious one bedroom first floor apartment located in this modern gated development on the cusp of Llandaff and Pontcanna. With a private balcony, allocated parking spaces and use of a gymnasium, this would certainly suit anyone looking to downsize or first time buyer.

The accommodation briefly comprises: Communal Entrance with stairs rising to the upper floor, Hallway, Open Plan L shaped Lounge/Diner with a private Balcony, Fitted Kitchen, Good Size Double Bedroom and a Bathroom.

Clive Hall Court is perfectly positioned within a short walk to either Victoria Park or Thompson's Park as well as having local amenities, eateries and cafes on the door step in Canton, Llandaff and Pontcanna. There are good transport links to and from Cardiff City Centre. Internal viewings are highly recommended!



621.00 sq ft

Entrance

Entered via a communal entrance system. Wooden fire door into the hallway.

Hallway

Radiator. Storage cupboard housing the combi boiler. Further storage cupboard.

Bedroom

Double glazed window to the front. Radiator.

Bathroom

Bath with shower plumbed over, w/c and wash hand basin. Heated towel rail. Laminate floor. Part tiled walls.

Living Room

Double glazed windows to the front and double glazed patio doors leading out to a balcony. Two radiators.

Kitchen

The kitchen is fitted with wall and base units and laminate worksurfaces. Stainless steel sink and drainer. Integrated four ring gas hob and electric oven and microwave. Space for fridge freezer and dishwasher. Tiled splashback.

OUTSIDE

Gated entrance to parking area.

Tenure and Additional Information

We have been advised by the vendor that the property is leasehold.

125 years from 1st Jan 2007

Ground rent is £200 and service charge approximately £1800 per annum.

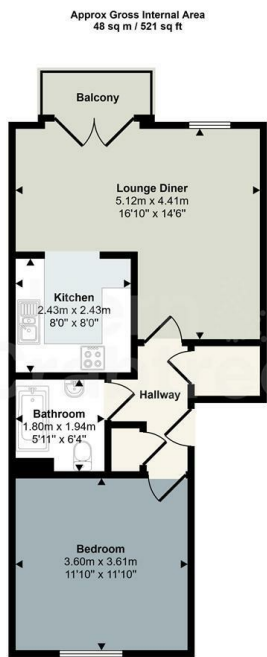
Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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



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		
(69-80) C	80	80
(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

