

# Clive Road

CANTON, CARDIFF, CF5 1AS

GUIDE PRICE £240,000

Hern & Crabtree



# Clive Road

No Chain! A wonderful, light and spacious top floor two bedroom apartment located in this modern gated development on the cusp of Llandaff and Pontcanna. With an outside balcony, allocated parking space and use of a gymnasium, this would certainly suite anyone looking to downsize or first time buyer.

The accommodation briefly comprises: Communal Entrance with stairs rising to the upper floor, Hallway, Open Plan Lounge/Diner/Kitchen area with access to an outdoor Balcony, Two Double Bedrooms with an En-suite to Bedroom One 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!



**719.00 sq ft**

#### **Communal Entrance**

Entered via a communal entrance door into the hallway. Stairs to the third floor apartment.

#### **Hallway**

Radiator. Loft access hatch. Two large storage cupboards one housing the combi boiler.

#### **Lounge/Kitchen/Diner**

Double glazed window to the front and side. Double glazed doors to the balcony. Radiator. The kitchen area is fitted with wall and base units with laminate worktop. Integrated gas hob and electric oven. Tiled splashbacks. Stainless steel sink and drainer. Integrated microwave. Space and plumbing for a dishwasher. Integrated washing machine.

#### **Bedroom One**

Double glazed window to the rear. Radiator. Built in wardrobe. Door to en-suite.

#### **En-Suite**

Shower, w/c and wash hand basin. Laminate flooring. Part tiled walls. Heated towel rail.

#### **Bedroom Two**

Double glazed window to the rear. Radiator.

#### **Bathroom**

Obscure double glazed window to the side. Bath with shower plumbed over, w/c and wash hand basin. Heated towel rail.

#### **Tenure and charges**

The property is leasehold with 125 years from 01/01/2007 with approximately 107 years remaining on the lease. The Service Charges are £2159.44 per annum, paid half yearly and the Ground Rent is £250 per annum. The Ground Rent is to be reviewed every 21 years, in line with the current market.

#### **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

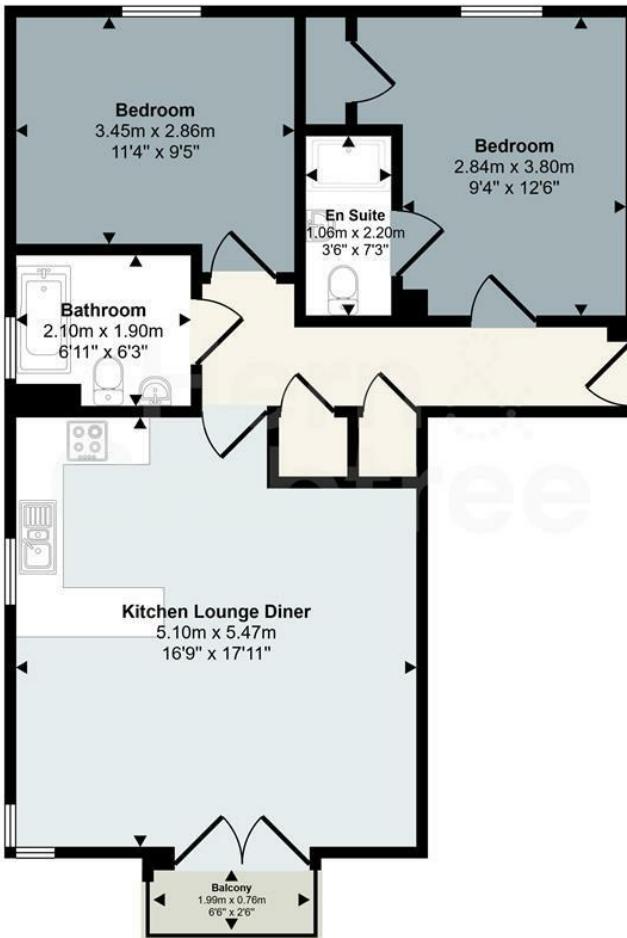
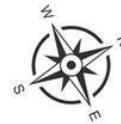
no liability for inaccuracies or related decisions.

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.





Approx Gross Internal Area  
67 sq m / 719 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
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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

