

The Boulevard

THE MILL, CANTON, CARDIFF, CF11 8FB

GUIDE PRICE £220,000

**Hern &
Crabtree**



The Boulevard

This immaculate and stylish second 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. 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.



718.00 sq ft

Communal Entrance

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

Hallway

Entered via front door into hallway, security entry phone, Amtico flooring, radiator, storage cupboard.

Open Plan Lounge/Kitchen/Diner

Double glazed window to the side and double glazed patio doors to the balcony, radiators, kitchen has wall and base units with worktop over, central island, one and a half bowl stainless steel sink and drainer, a four ring electric hob with oven and grill combination, integrated washing machine, integrated dishwasher, integrated fridge/freezer, Amtico flooring.

Balcony

Sitting balcony.

Bedroom One

Double glazed window to the front, radiator, Amtico flooring.

En Suite

Fitted with walk in shower, w.c and wash hand basin, heated towel rail, Amtico flooring.

Bedroom Two

Double glazed window to the front, radiator, built in cupboard housing the combination boiler, Amtico flooring.

Bathroom

Fitted with bath, w.c and wash hand basin, heated towel rail, tiled walls and floor.

Parking

Allocated parking space.

Tenure and Charges

We have been advised by the vendor that the property is leasehold with 125 years from 01/12/2018 with 118 years left on the lease. The Ground Rent is £150 per annum and the Service Charges are £1300 per annum.

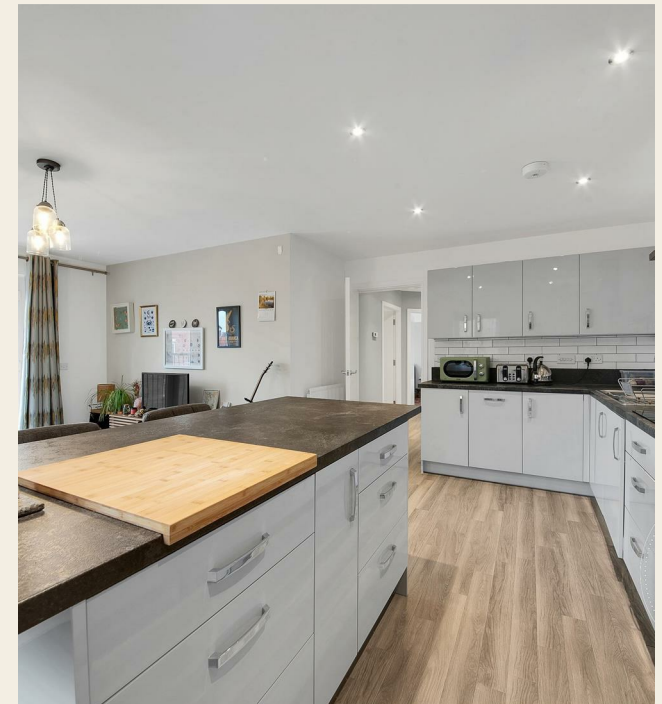
Management Company:
Ground Solutions UK Ltd

A5 Optimum Business park
Derbyshire
DE11 0WT

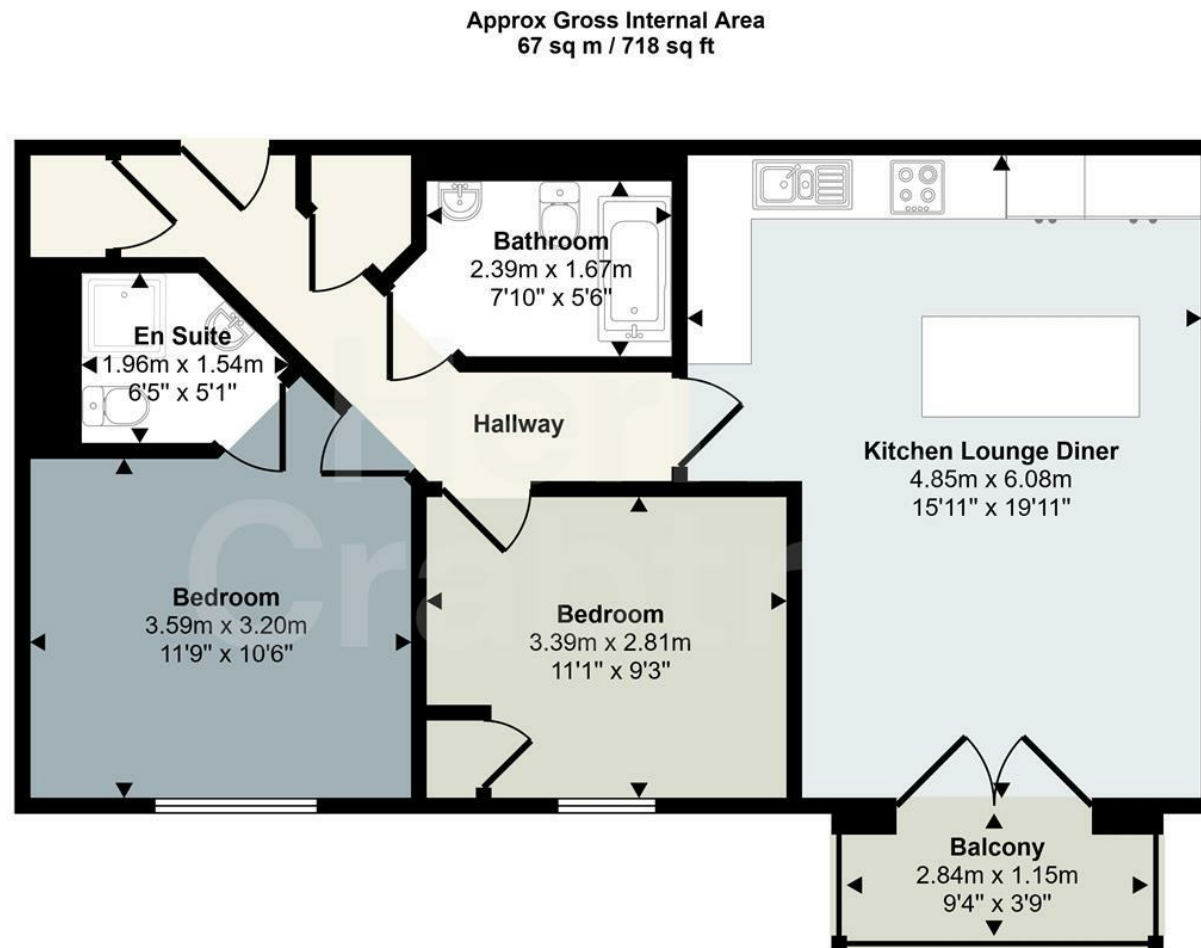
Disclaimer

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.







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 Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	84	84
(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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