

# Clive Road

CANTON, CARDIFF, CF5 1AS

**GUIDE PRICE £167,500**

**Hern &  
Crabtree**





# Clive Road

No chain. A light and spacious one-bedroom upper ground floor apartment set within a modern gated development on the cusp of Llandaff and Pontcanna. Featuring a Juliet balcony, allocated parking and access to a residents' gym, this property is ideal for first-time buyers or anyone looking to downsize.

The accommodation comprises a communal entrance with stairs leading to the upper floor, a welcoming hallway, and a bright open-plan L-shaped lounge and dining area with a Juliet balcony. The fitted kitchen offers modern units and appliances, while the good-sized double bedroom provides comfortable living space. There is also a bathroom completing the accommodation.

Clive Hall Court is perfectly positioned within walking distance of both Victoria Park and Thompson's Park, and close to the cafés, restaurants and amenities of Canton, Llandaff and Pontcanna. The property benefits from excellent transport links to and from Cardiff City Centre.



## 502.00 sq ft

### Communal Entrance

Entered via communal entrance with stairs to the first floor, access via Burlington Terrace.

### Hall

Entered via wood door, security entry phone, radiator, cupboard housing the combination boiler, storage cupboard.

### Living Room

Double glazed window to the front and double glazed patio doors, two radiators.

### Kiitchen

Fitted with wall and base units with worktop over, one and a half bowl sink and drainer, a four ring gas hob, integrated electric oven, space for a dishwasher, integrated washing machine.

### Bedroom

Double glazed window to the front.

### Bathroom

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

### Parking

Allocated parking space.

### 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 £1800.20 per annum, paid half yearly and the Ground Rent is £200 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.

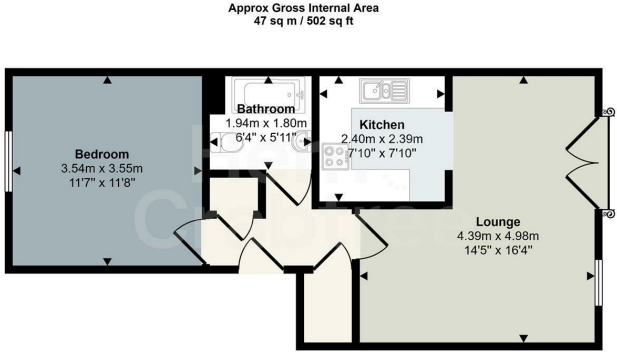




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	Current	Potential
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(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.

