

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



LECKWITH ROAD
CANTON

LECKWITH ROAD

CANTON, CF11 8HL - £130,000

A ground floor flat in a converted house located in Canton. Decorated to an excellent standard and comprising of a living room open plan to kitchen, good size double bedroom, inner hallway & bathroom. Benefits include gas fired central heating & double glazing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

1 bedroom(s) 1 bathroom(s) 442.00 sq ft

KITCHEN
3.51m x 1.85m (11'6" x 6'1")

LIVING ROOM
4.29m into bay x 3.45m (14'1" into bay x 11'4")

BEDROOM
4.17m x 3.45m (13'8" x 11'4")

HALLWAY

BATHROOM

OUTSIDE
There is an outside communal area with a wooden gate offering street access.

COUNCIL TAX
Band B

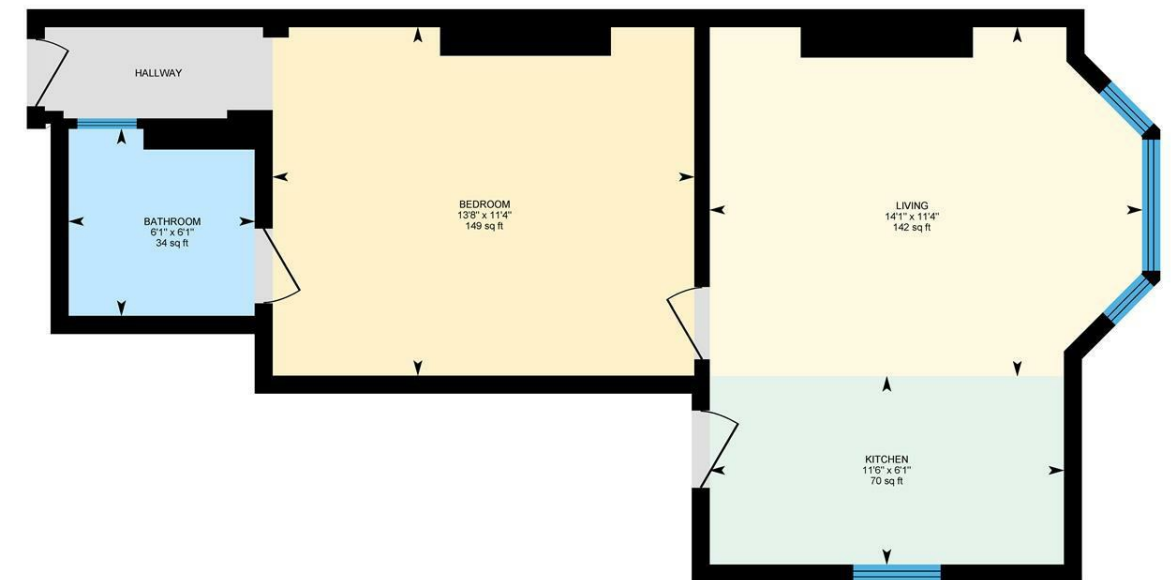
EPC
Rating F

LEASE DETAILS
We have been advised from our seller that the property is a leasehold and there is approximately in the region of 120 years remaining and the service charge is £500 per annum inclusive of the buildings insurance.



Leckwith Rd, Canton, CRF

Ground Floor Flat Interior Area 442.24 sq ft



0 3 6 ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.