

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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RHODRI MORGAN WAY
CANTON



RHODRI MORGAN WAY

CANTON, CF11 8GB - £230,000

A beautifully presented first floor apartment in a purpose built block in a very popular area of Canton. This property encompasses some 688 square foot of living space and internally comprises of an entrance hallway with storage, a good size high specification fitted kitchen which opens to a living room with a balcony seating area, bathroom and two good size double bedrooms with the master benefitting from its own ensuite. The property is entered via a communal hallway with security entryphone access with stairs rising up to the first floor. Further benefits include allocated parking and the property has a long lease of approximately 121 years remaining. The property is located close to some lovely walks around the River Ely and has lots of charm & appeal.

 2 bedroom(s)  2 bathroom(s)  688.00 sq ft

ENTRANCE HALLWAY

KITCHEN AREA

4.75m x 3.15m (15'7" x 10'4")

LIVING ROOM

3.61m x 2.90m (11'10" x 9'6")

BATHROOM

2.72m x 1.70m (8'11" x 5'7")

MASTER BEDROOM

4.01m max x 3.48m max (13'2" max x 11'5" max)

ENSUITE

2.01m x 1.57m (6'7" x 5'2")

BEDROOM TWO

3.40m x 2.77m (11'2" x 9'1")

PARKING & OTHER INFORMATION

The apartment comes with an allocated parking space. There are other spaces available in very close proximity for further vehicles.
Secure Bike Storage

COUNCIL TAX

Band D


TENURE

We have been advised the property is leasehold with approximately 121 years remaining.
Service charge - £1240.67pa (subject to annual review)
Ground rent - £125pa
Park charge - £80pa
Your legal representative should confirm this.

EPC

EPC B



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

River House Rhodri Morgan Way, Canton, CRF

1st Floor Flat Interior Area 688.37 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.

