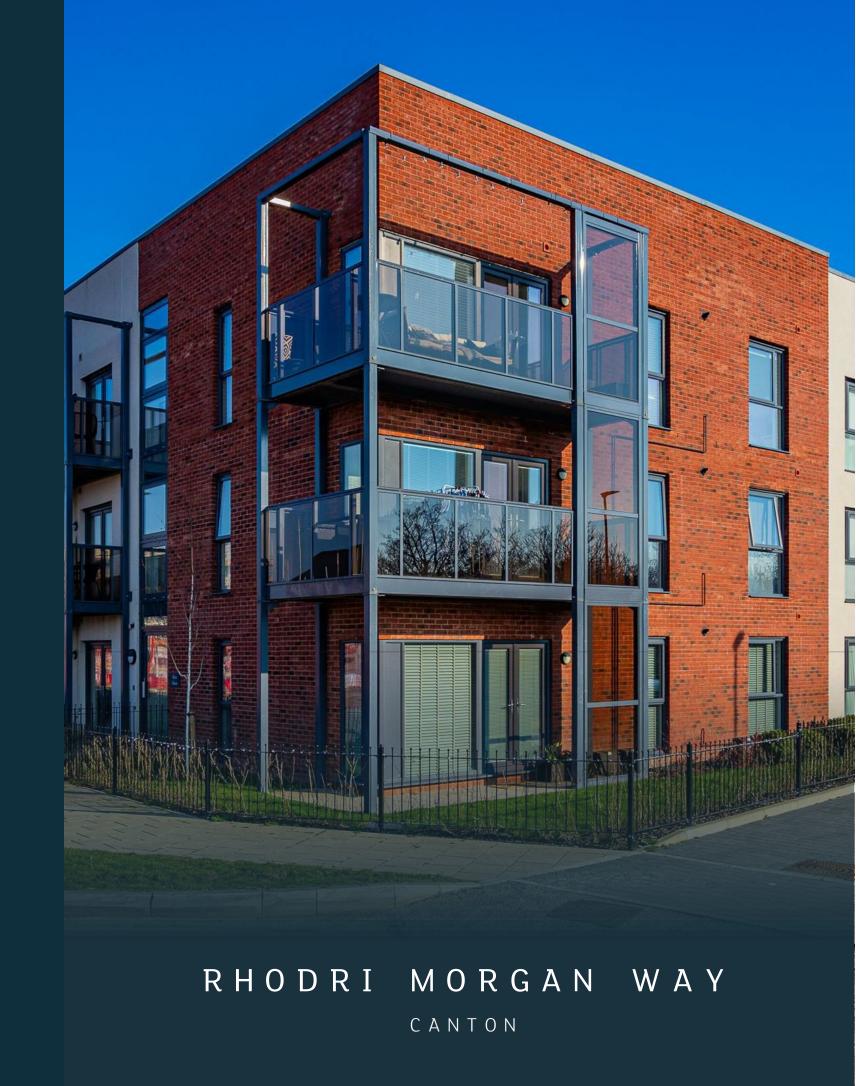
STYLISH SALES & LETTINGS



JeffreyRoss

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 proeprty encompases 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 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)

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

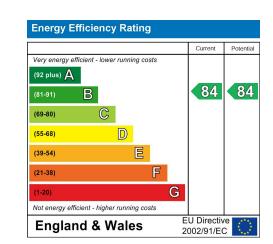












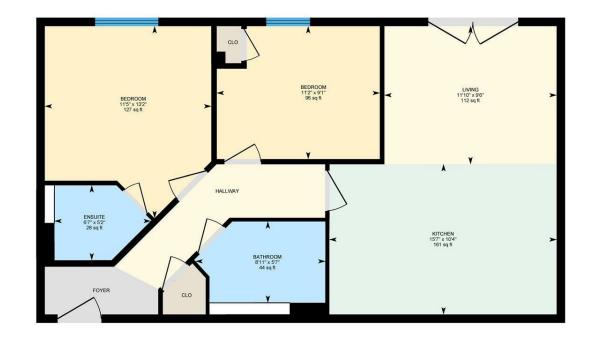






River House Rhodri Morgan Way, Canton, CRF

1st Floor Flat Interior Area 688.37 sq ft







⊡iGUIDE

