

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

THE BOULEVARD
CANTON



THE BOULEVARD

CANTON, CF11 8FF - £175,000

A first floor apartment located in a purpose built block in 'The Mill' in Canton. This apartment comes with the vast majority of the original lease and comprises of an entrance hallway with storage facilities, bedroom, bathroom & an open plan lounge/kitchen. EPC Rating: B. Council Tax Band: C.



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (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 |

1 bedroom(s) 1 bathroom(s) 516.00 sq ft

HALLWAY

BATHROOM

2.03m x 1.80m (6'8" x 5'11")

OPEN PLAN LOUNGE/KITCHEN

5.94m x 3.28m (19'6" x 10'9")

BEDROOM

4.22m x 3.18m (13'10" x 10'5")

COMMUNAL AREA

TENURE

The property is a leasehold and we have been advised by our seller client that the property has in excess of 120 years remaining from the instruction of the property. The service charge is approximately £1020 per annum and the ground rent is £125 per annum.

COUNCIL TAX

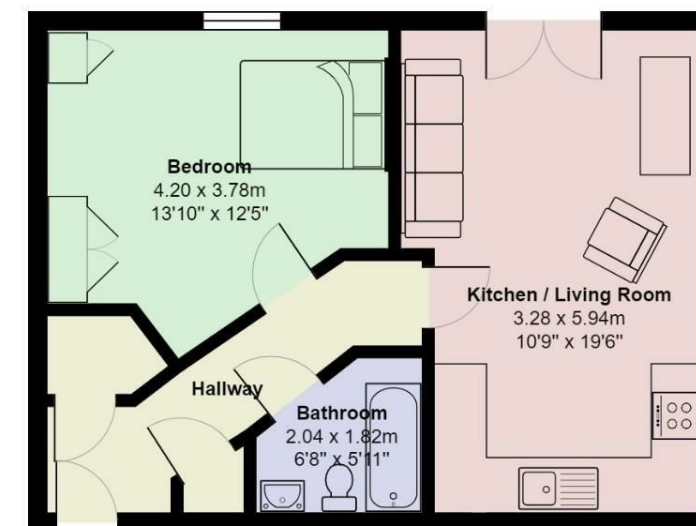
Band C

EPC RATING

Rated B

ADDITIONAL INFORMATION

The apartment is still covered by a new build warranty
Rental potential of £850+pcm



Mayfield House
Total Area: 47.9 m² ... 516 ft²
All measurements are approximate and for display purposes only