

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

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LEWIS STREET
CANTON

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CANTON, CF11 6JY - £140,000

Welcome to this one-bedroom apartment located on Lewis Street in Canton, Cardiff! Situated in a purpose-built block, this property offers a convenient living space perfect for those looking to be close to Cardiff City Centre. As you step into this lovely apartment, you are greeted by a well-proportioned reception room, ideal for relaxing or entertaining guests. The bedroom provides a comfortable sleeping area and the bathroom offers convenience with its modern amenities. With a total of 469 sq ft of living space, this flat is perfect for individuals or couples seeking a low-maintenance lifestyle in a vibrant urban setting. The purpose-built nature of the block ensures a well-designed layout that maximises the use of space. The location of this property is excellent being just a stone's throw away from Cardiff City Centre as well as the shops, cafes and restaurants of Canton & Pontcanna. Whether you enjoy shopping, dining out, or exploring cultural attractions, everything you need is within easy reach.

 1 bedroom(s)  1 bathroom(s)  469.00 sq ft

ENTRANCE HALLWAY

LIVING ROOM / KITCHEN

4.60m x 4.06m (15'1" x 13'4")

BEDROOM

2.67m x 2.57m (8'9" x 8'5")

BATHROOM

2.44m x 2.31m (8' x 7'7")

COUNCIL TAX

Band C

TENURE

We have been advised by our seller client that the property is leasehold. Your legal representative should confirm this.

CONSTRUCTION

The property is situated within a purpose built block.

BROADBAND

According to Ofcom the download speeds available are between 25 Mbps - 75Mbps


MOBILE COVERAGE

According to Ofcom indoor coverage across the main mobile providers is likely.

EPC

Rated B



| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 82 |
| (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  |



Wellington House,

Total Area: 43.6 m² ... 469 ft²

All measurements are approximate and for display purposes only