

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CLIVE ROAD
CANTON

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CANTON, CF5 1AS - £180,000

A large and well-presented one bedroom apartment situated in a modern gated development just on the cusp of Pontcanna. The property comprises of open-plan lounge kitchen, with balcony. One double bedroom and bathroom. The property also benefits from use of an on-site gym, and bike lock-up.

1 bedroom(s) 1 bathroom(s) 492.00 sq ft

HALLWAY

OPEN PLAN LOUNGE / KITCHEN
5.61m x 4.19m (18'5 x 13'9)

BALCONY

BEDROOM
3.18m x 3.58m (10'5 x 11'9)

BATHROOM
2.08m x 1.68m (6'10 x 5'6)

GYM
There is a communal gym on site.

TENURE
Leasehold - we are advised there are 106 years remaining.

SERVICE CHARGE
£1,860.24

COUNCIL TAX
BAND D

GROUND RENT
£200 per annum.

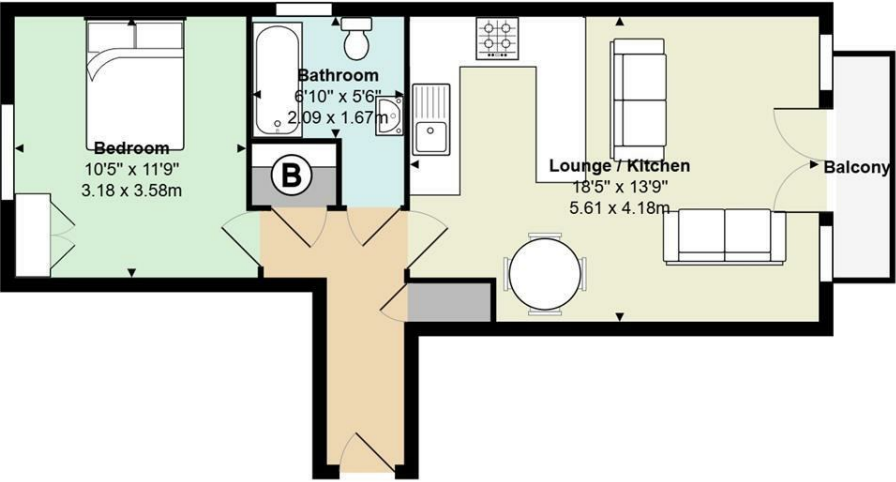
COMMUNAL CAR PARK WITH ALLOCATED SPACE



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	



Clive Hall Court, Canton



Total Area: 492 ft² ... 45.7 m² (excluding balcony)
All measurements are approximate and for display purposes only