

Cowbridge Road East

CANTON, CF5 1HA

GUIDE PRICE £125,000

Hern &
Crabtree



Cowbridge Road East

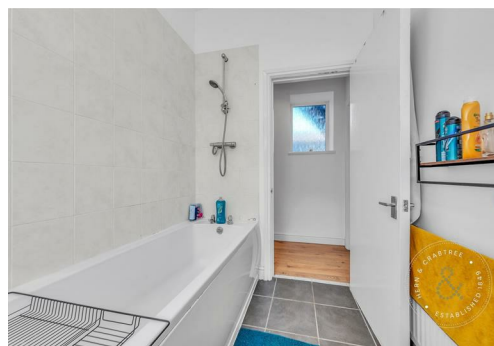
Offered for sale with no onward chain!

This charming one-bedroom apartment with no onward chain, located on Cowbridge Road East, is nestled in the highly sought-after area of Canton.

A spacious open-plan kitchen, lounge, and diner, creating a versatile and inviting space perfect for both relaxation and entertaining.

The property's prime position on Cowbridge Road East places you within easy reach of a vibrant community, complete with an array of shops, cafes, and local amenities. Excellent transport links make it an ideal choice for commuters.

Whether you're seeking your first home or a promising investment opportunity, this apartment presents both. With its appealing features and desirable location, it's sure to attract interest. Don't miss the chance to make this delightful apartment your own.



370.00 sq ft

Hall

Enter from the communal hallway. Double glazed obscure window. Telephone intercom. Wooden laminate flooring.

Kitchen/Lounge/Diner

16'4" max x 10'10" max

Double glazed window. Wall and base units with worktops over. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Stainless steel one bowl sink and drainer with mixer tap. Plumbing for washing machine. Space for base fridge. Gas combination boiler. Two radiators. Wooden laminate flooring.

Bedroom

10'2" max x 7'6" max

Double glazed window. Radiator. Wooden laminate flooring.

Bathroom

7'6" max x 5'8" max

Double glazed window. W/C and wash hand basin. Bath with plumbed shower over. Part tiled walls. Tiled flooring. Radiator. Extractor fan. Loft access hatch.

Additional Information

Council Tax Band C (Cardiff). EPC rating D.

Tenure

Leasehold. 999 years from 2011 with 985 years remaining. Annual ground rent £300. Annual service charge £1,953.60.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



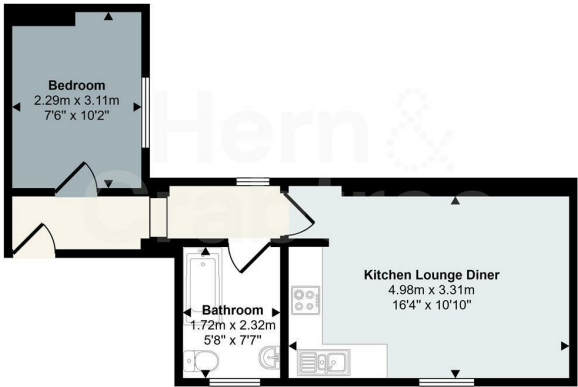
Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Approx Gross Internal Area
34 sq m / 370 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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