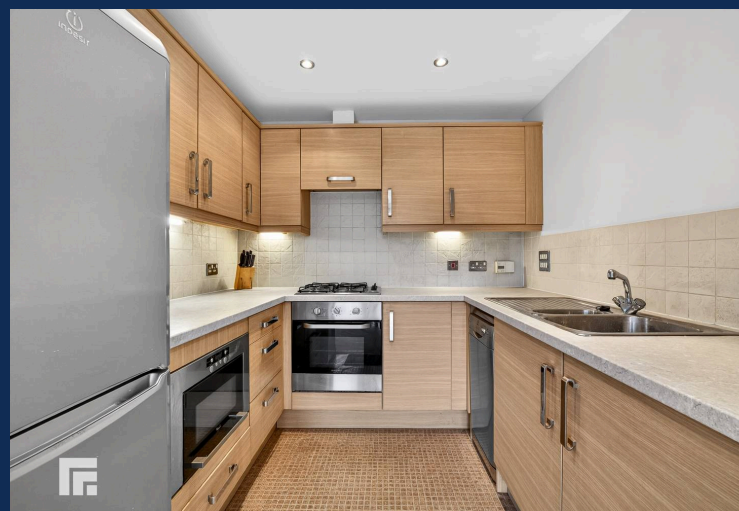




MGY



## Clive Hall Court, Clive Road, Canton

Asking Price Of £167,500

**\*\*IDEAL INVESTMENT OR FIRST TIME PURCHASE\* NO CHAIN\*\*** MGY are pleased to offer for sale this one bedroom, elevated ground floor apartment in an impressive development, situated in the heart of Canton with a variety of shops, cafe's and restaurants close by and with easy access to the City Centre. The accommodation comprises entrance hall, open plan lounge/kitchen, bedroom and bathroom. The property further benefits from a Juliet balcony, an allocated parking space, gas central heating and double glazing throughout. Viewing highly recommended.

Council Tax band: D

Tenure: Leasehold

### **ENTRANCE HALLWAY**

Entered via wooden door with security spy hole leading from communal hallway. Carpeted flooring. Pendant light to ceiling. Wall mounted intercom. Radiator. Doors to all rooms, including two storage cupboards - one housing boiler.

### **LOUNGE**

16' 4" x 14' 5" (4.98m x 4.39m)

Double glazed uPVC window and patio doors leading to a Juliet balcony to the front aspect. Carpeted flooring. Pendant light to ceiling. Space for dining. Radiators.

### **KITCHEN**

7' 10" x 7' 10" (2.40m x 2.39m)

Fitted kitchen area with wall and base units across three walls, with work surfaces incorporating 1.5 stainless-steel sink and drainer with mixer tap over. Integrated appliances including: washing machine, microwave, electric oven, with four ring gas hob and extractor over. Space for dishwasher and fridge freezer. Vinyl flooring. Part tiled walls. Ample storage. Spotlights.

### **BEDROOM**

11' 8" x 11' 7" (3.55m x 3.54m)

Double glazed uPVC window. Double bedroom. Carpeted flooring. Pendant light to ceiling. Radiator.

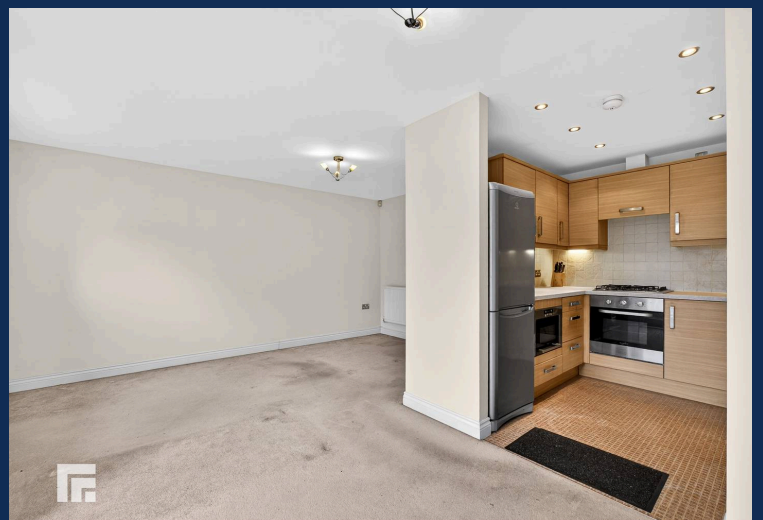
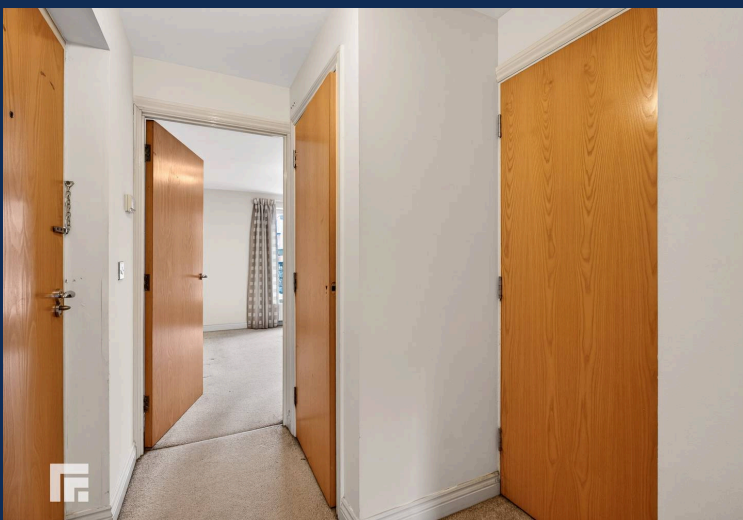
### **BATHROOM**

6' 4" x 5' 11" (1.94m x 1.80m)

Vanity wash hand basin with storage under. Panelled bath with shower fixture and mixer tap over with glass shower screen. WC. Part tiled walls. Vinyl floor. Extractor fan. Shaver point. Heated towel rail.

### **TENURE**

MGY are advised that the property is leasehold with a term of 125 years from 1st January 2007. Service charges of £1,800.20 per annum, which includes building insurance, maintenance of internal and external communal areas, regular cleaning, refuse disposal, an allocated parking space, visitor parking and parking management. Ground Rent £200.

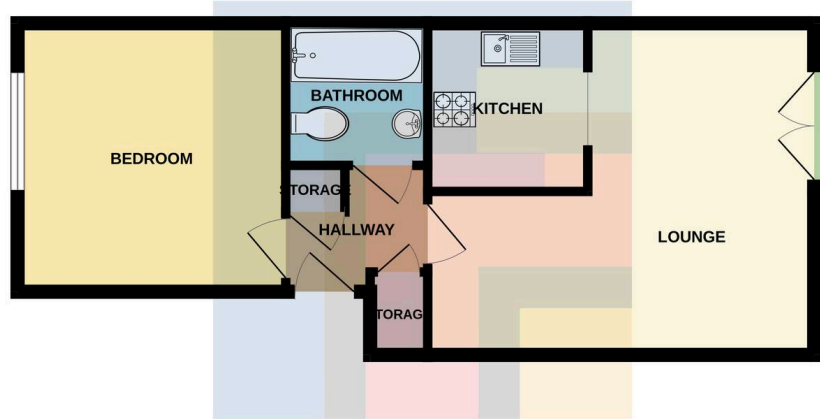




### Secure Gated Parking Space

Allocated parking space and visitor parking.

## ELEVATED GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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