

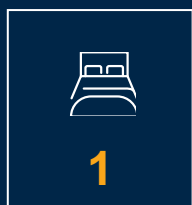


SUFFOLK HOUSE
ROMILLY ROAD
CANTON CF5 1FD

ASKING PRICE OF
£215,000



ONE BEDROOM APARTMENT



MODERN ONE DOUBLE BEDROOM APARTMENT IN CANTON MGY are delighted to bring to market this impressive one bedroom, second floor apartment situated within the popular Suffolk House on Romilly Road in Canton. The modern accommodation briefly comprises entrance hallway, open plan lounge/kitchen/diner, one bedroom and bathroom. The property further benefits from a private balcony, is chain free and has gas central heating and double glazing throughout.

Viewing highly recommended

TENURE: LEASEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 420 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from communal hallway. Laminate flooring. Pendant light fitting. Radiator. Doors to all rooms. Wall mounted secure entry system.

LOUNGE/KITCHEN/DINER

Impressive open plan space with laminate flooring and spotlights throughout. Power points. TV and telephone point. Radiator. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating inset ceramic sink with mixer tap over and four ring gas hob with extractor above and oven beneath. Under counter lighting. Integrated appliances such as fridge/freezer, dishwasher and washing machine. Large window to side aspect. Double glazed doors leading onto balcony.

BEDROOM

Carpet to floor. Double glazed sash window. Pendant light fitting. Power points. Radiator.

BATHROOM

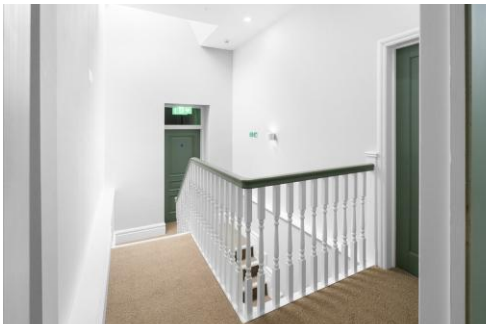
Tiled flooring and walls. Vanity wash hand basin with mixer tap over and storage beneath. Wall mounted LED mirror. WC. Walk in double shower cubicle with mains powered drench shower over and wall mounted shower attachment. Inset storage shelving. Pendant light fitting. Extractor. Double glazed sash window with obscure glass. Shaver point.

TENURE

MGY have been advised that the property is LEASEHOLD with a 125-year lease from 2022. There is a service charge of approx. £1,491.84 per annum. There is no ground rent.

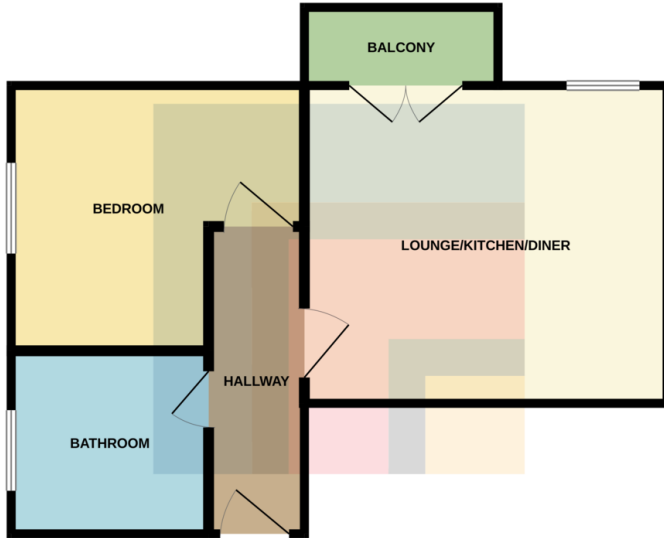


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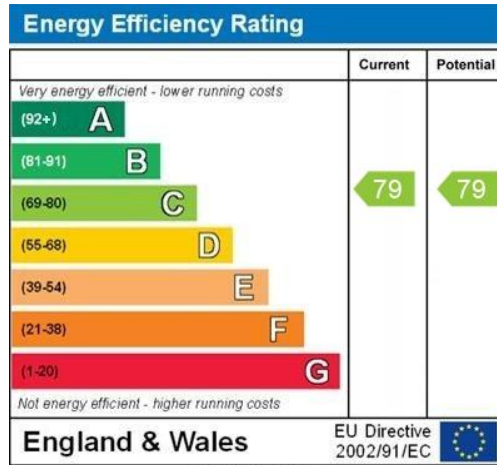


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SECOND FLOOR



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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