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*Clive Road*

CANTON

CARDIFF

VALE

CAERPHILLY

BRISTOL



*Located between Thompsons park & Llandaff Fields, this apartment has the best of both worlds, with greenery and plenty of amenities on your doorstep.*

Comments by Mrs Ruby Ledley

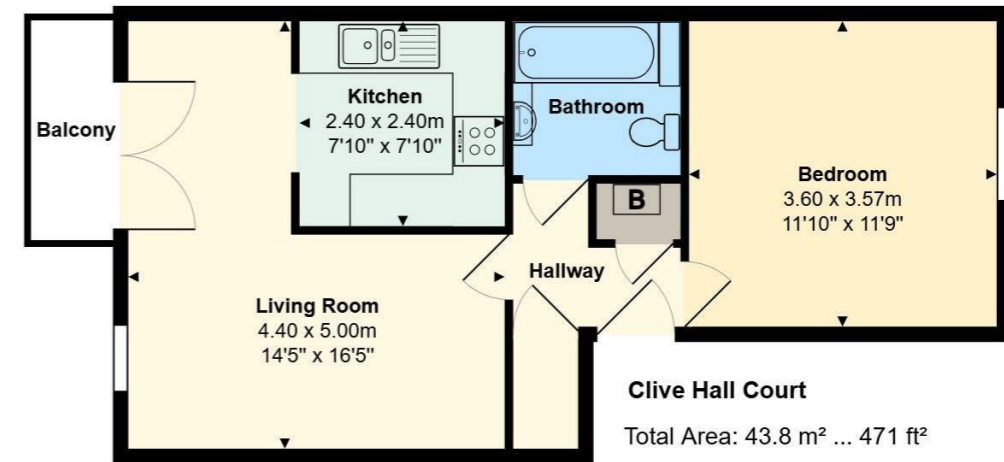


**Property Specialist**  
**Mrs Ruby Ledley**  
Valuer

[ruby@jeffreycross.co.uk](mailto:ruby@jeffreycross.co.uk)



Comments by the Homeowner





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



# Clive Road

Canton, Cardiff, CF5 1AS

Guide Price

£165,000



1 Bedroom(s)



1 Bathroom(s)



471.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

A large 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.



Hallway

Council Tax

Band

Storage

Living Room 14'5 x 16'5 (4.39m x 5.00m)

Kitchen 7'10 x 7'10 (2.39m x 2.39m)

Bathroom 11'10 x 11'9 (3.61m x 3.58m)

Balcony

Allocated Parking

Service Charge

£1,800 per annum

Tenure

Ground Rent

£200 per annum

Lease Length

EPC

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**gymnasium etiquette & guidelines**

- Please do not wear outdoor shoes in the gym
- Men must wear t-shirts
- Please wipe down equipment after use
- Please replace all equipment after use
- Please allow others to use the equipment between sets
- Mobile phones may not be taken into the gym
- Drink plenty of water - do not dehydrate
- If you are unsure, call a member of the **motived training team** on 0800 028 0188 before you use any of the equipment
- Stop exercising immediately if you feel dizzy or faint
- Please do not obstruct or open fire exit doors
- Please report any damaged/faulty equipment immediately on 0800 028 0188

thank you for your co-operation

www.mfgroup.net 0800 028 0188

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