Clive Road

CANTON, CARDIFF, CF5 1AS

GUIDE PRICE £165,000

Hern & Crabtree



Clive Road

No Chain! A light and spacious one bedroom first floor apartment located in this modern gated development on the cusp of Llandaff and Pontcanna. With an Juliette balcony, allocated parking space and use of a gymnasium, this would certainly suite anyone looking to downsize or first time buyer.

The accommodation briefly comprises: Communal Entrance with stairs rising to the upper floor, Hallway, Open Plan Lounge/Diner/Kitchen area with access to a Balcony, Good Size Double Bedroom with further access to a Balcony and a Bathroom.

Clive Hall Court is perfectly positioned within a short walk to either Victoria Park or Thompson's Park as well as having local amenities, eateries and cafes on the door step in Canton, Llandaff and Pontcanna. There are good transport links to and from Cardiff City Centre. Internal viewings are highly recommended!











Approx 497.00 sq ft

Council Tax Band: D

Communal Entrance
Entered via communal entrance, a ground floor apartment.

Hall
Security entry phone, radiator, cupboard housing the boiler and additional storage cupboard.

Living Room
Double glazed window to the front, over looking the car park, and double glazed French doors with Juliet balcony, radiators.

Kitchen
Fitted with wall and base units with worktop over, one and a half bowl stainless steel sink and drainer, a four ring gas hob, integrated oven, space and plumbing for washing machine, space for fridge/freezer.

Bedroom
Double glazed window to the front onto Burlington Terrace, radiator.

Bathroom
Fitted with bath, with shower over, w.c and wash hand basin, heated towel rail, tiled walls and tiled floor.

Parking

Tenure and Charges
The property is leasehold with 125 years from 01/01/2007 with approximately 107 years remaining on the lease. The Service Charges are £1800.20 per annum, paid half yearly and the Ground Rent is £200 per annum. The Ground Rent is to be reviewed every 21 years, in line with the current market.

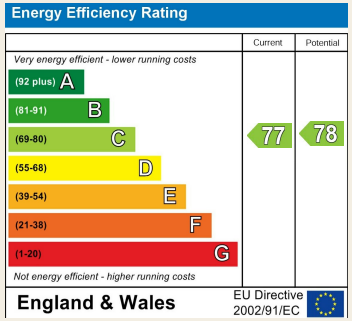
Disclaimer
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



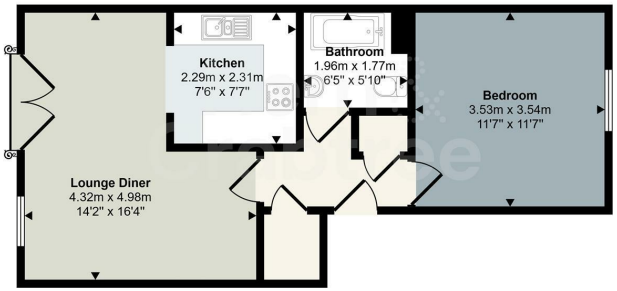
Good old-fashioned service with a modern way of thinking.







Approx Gross Internal Area
46 sq m / 497 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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