

Canton Court, Canton, Cardiff, CF11 9BH



Estate Agents and
Chartered Surveyors

Asking Price Of

£135,000



First Floor Apartment

2

1

1

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Property Description

CHAIN FREE, TWO DOUBLE BEDROOM, FIRST FLOOR APARTMENT MGY are delighted to bring to market this two double bedroom, purpose built apartment situated in the highly sought after area of Canton, within walking distance to the City Centre. The accommodation briefly comprises entrance hallway, lounge/kitchen, bathroom and two double bedrooms. The property further benefits from one allocated parking space, double glazing and electric heating throughout, and is chain free.

Tenure Leasehold

Council Tax Band B

Floor Area Approx 570 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via front door leading from communal hallway. Carpet to floor. Pendant light fitting. Wall mounted door entry system. Double glazed window. Power points. Electric heater. Doors to all rooms.

LOUNGE/DINER

16' 10" x 9' 8" (5.15m x 2.95m)
Partially tiled, partially carpeted floor. Electric heater. Pendant light fittings. Power points. TV and telephone point. Double glazed window. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink with mixer tap over and electric hob with extractor above and oven beneath. Space for fridge/freezer. Tiled splashback. Power points.

BEDROOM ONE

13' 7" x 8' 10" (4.16m x 2.70m)
Carpet to floor. Double glazed window. Pendant light fitting. Power points. Electric heater.

BEDROOM TWO

8' 9" x 9' 7" (2.68m x 2.94m)
Carpet to floor. Pendant light fitting. Electric heater. Power points. Double glazed window to front aspect.

BATHROOM

5' 8" x 6' 11" (1.74m x 2.11m)
Vinyl flooring. White three-piece-suite comprising WC, pedestal wash hand basin with hot and cold tap over, and panelled bath with hot and cold tap over and shower above. Partially tiled walls. Obscure double glazed window. Towel rail.

TENURE

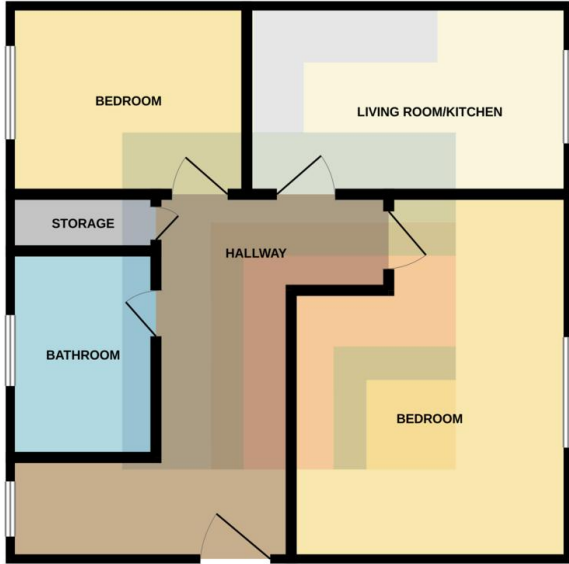
The service charge for 2025 is £1645. It is invoiced half-yearly (£822.50) and is typically paid pro rata each calendar month (e.g. £137.09 per month).

There are 133 years left on the lease.

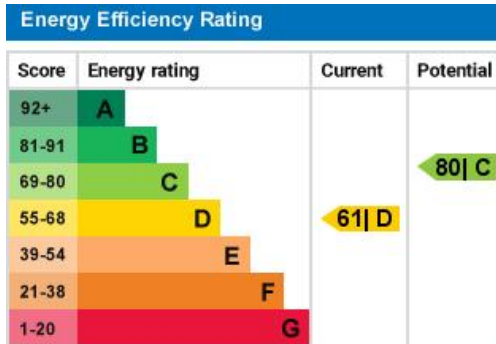
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