



HAWTHORN HOUSE
THE BOULEVARD
CANTON CF11 8FB

ASKING PRICE OF
£215,000



TOP FLOOR APARTMENT



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****IMMACULATELY PRESENTED, TOP FLOOR TWO BEDROOM APARTMENT WITH ALLOCATED PARKING**** Situated on The Mill development close to all local amenities at Canton and Leckwith plus regular public transport into the City Centre. The property is beautifully presented throughout and comprises entrance hall, open plan kitchen, diner and living room with French doors to balcony, two double bedrooms, master with ensuite, and family bathroom. The property further benefits from having gas central heating, one allocated parking space and double-glazing throughout. Viewing highly recommended.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 739 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via composite front door into hallway. Luxury Vinyl Tile flooring (LVT). Doors to all rooms including storage cupboard with ample storage. Radiator. Spotlights.

LOUNGE/KITCHEN/DINER

16' 0" x 19' 10" (4.90m x 6.07m)

Open plan living, kitchen and dining space. Double glazed uPVC French door opening up to the balcony. A well appointed modern kitchen fitted with a range of base and eye level units incorporating double stainless steel sink and drainer with complementary work surfaces. Fitted electric oven and four ring induction hob with extractor fan over. Integrated fridge/freezer, dishwasher, and washer/dryer. Luxury Vinyl Tile flooring (LVT). Two radiators. TV point. Fitted light pendant and spotlights. PowerPoints.

BEDROOM ONE

16' 0" x 11' 3" (4.88m x 3.43m)

Double glazed uPVC window to front aspect with fitted roman blinds. Spacious double bedroom. Carpeted flooring. Radiator. Fitted light pendant. Fitted sliding door wardrobes. TV point. PowerPoints. Door to ensuite:

ENSUITE

7' 1" x 5' 1" (2.18m x 1.57m)

Excellent modern suite comprising: cubicle with mains powered shower and tiled splashbacks. Contemporary wall mounted wash hand basin with mixer tap over and tiled splashbacks. W.C. Luxury Vinyl Tile flooring (LVT). Wall mounted vanity cupboard. Heated towel rail. Spotlights.

BEDROOM TWO

11' 3" x 9' 3" (3.43m x 2.84m)

Double glazed uPVC window to front aspect with fitted roman blinds. Spacious double bedroom. Door to access storage cupboard housing Ideal Logic Combination boiler. Carpeted flooring. Radiator. Fitted light pendant. TV point. PowerPoints.

BATHROOM

8' 9" x 6' 3" (2.67m x 1.93m)

Immaculate modern suite comprising: panelled bath and tiled splashbacks. Contemporary wall mounted wash hand basin with mixer tap over and tiled splashbacks. W.C. Luxury Vinyl Tile flooring (LVT). Heated towel rail. Spotlights.

BALCONY

Private decked balcony with wrought Iron railings.

PARKING

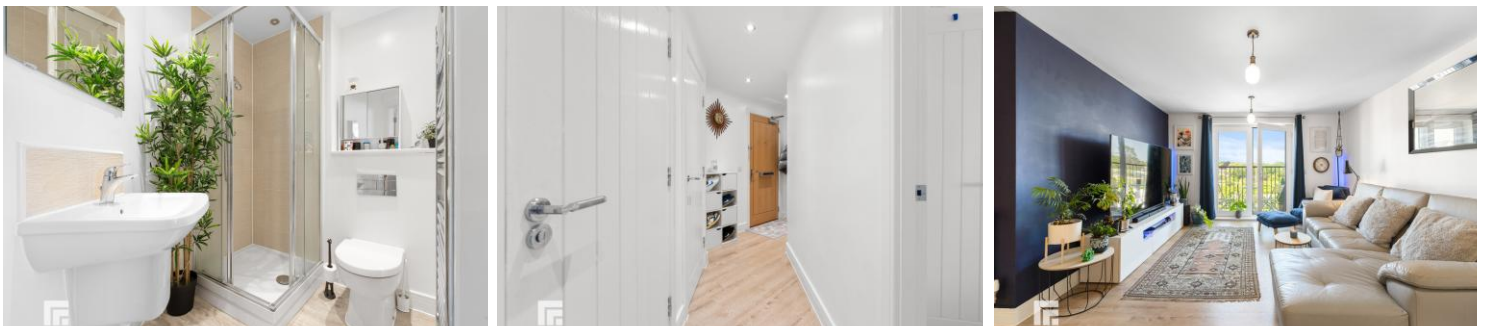
Allocated parking space and secure bicycle storage.

TENURE

MGY are advised that the property is leasehold, with a term of 125 years remaining from 2019. There is a service charge of £1,200 per annum which includes maintenance of internal and external communal areas. There is an additional Riverside Park charge of £100 per annum. Ground Rent £150 per annum.

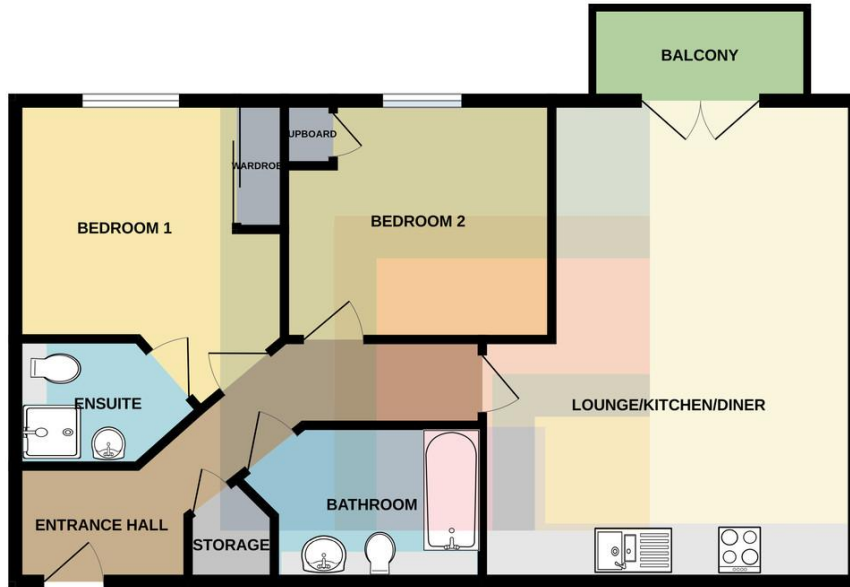


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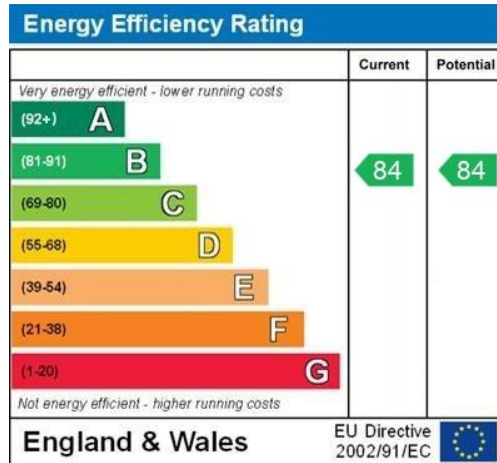


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TOP FLOOR



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