



**SUFFOLK HOUSE**  
ROMILLY ROAD  
CANTON CF5 1FD

OFFERS IN EXCESS OF  
**£220,000**



**ONE BEDROOM APARTMENT**



**1**



**1**



**1**



**1**

**\*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.

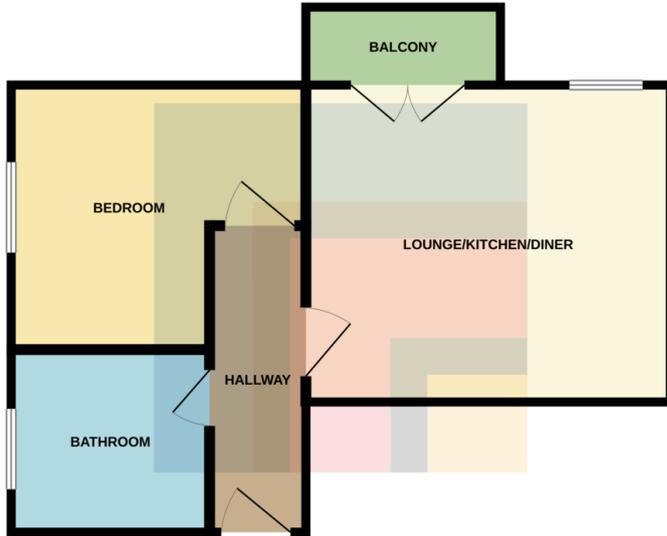


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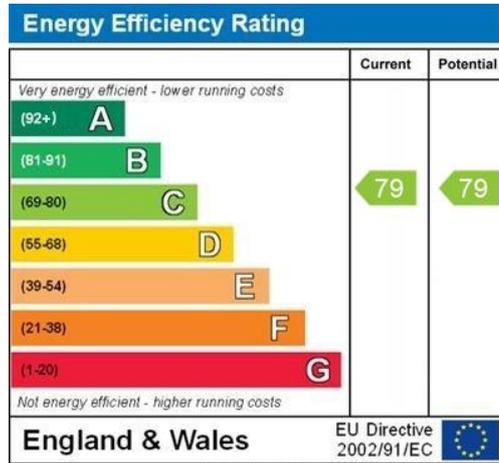


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## SECOND FLOOR



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