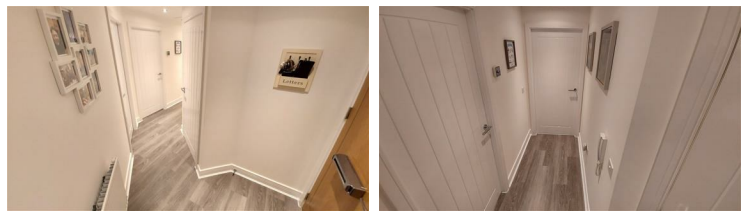


**47 Hawthorn House The Boulevard, The Mill
Cardiff
CF11 8FB**

Communal Hall
Entered via a security entrance system. Stairs & lifts rising to:

Third Floor Landing
Door off leading tp:

Entrance Hall
Featuring a laminate floor. Paneled doors leading off to lounge, two bedrooms, bathroom & closet. Intercom handset. Loft space.



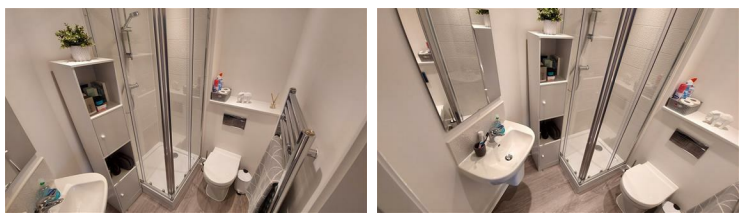
Open Plan Kitchen Lounge 20' x 15'9" (max)
A light and spacious living & cooking area with plenty of natural ight from window & ;French' style glazed doors that open onto a balcony with panoramic views of surrounding area. A good selection of quality grey gloss wall and base units incorporating ample worktop space with stainless steel sink unit & mixer tap, an array of integrated appliances to include dish washer, washing machine dryer, fridge freezer, induction hob, electric oven & extractor canopy. Grey gloss matching island with base units. Lovely grey coloured laminate floor. Radiator.



Bedroom 1 13'6" (max) x 11'3" (max)
Excellent double bedroom with fitted wardrobes. Window. Radiator. Door leading into:



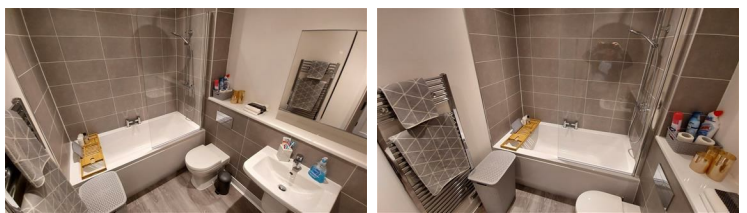
En Suite Shower W.C.
With a quality white coloured suite comprising of low level W.C. Contemporary wash hand basin. Tiled & glazed cubicle incorporating a mains fed mixer shower. Chrome heated towel rail. Laminate floor



Bedroom 2 12'3" (max) x 11'3"
A very good sized doucle bedroom. Window. Radiator.



Bathroom W.C.
Partially tiled with a quality white coloured suite comprising low level W.C. Contempoary wash hand basin. Paneled bath incorporating a mains fed mixer shower & glazed screen. Laminate floor



Outside
Comunal paved and shrubed areas with decorative iron work

Parking
Allocated parking plot to rear

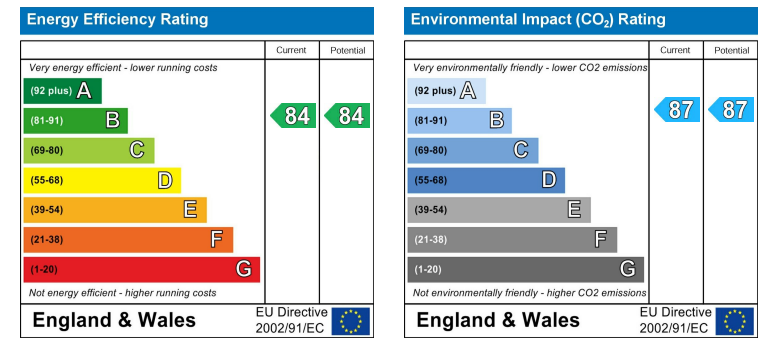
FIXTURES AND FITTINGS
Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them

for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

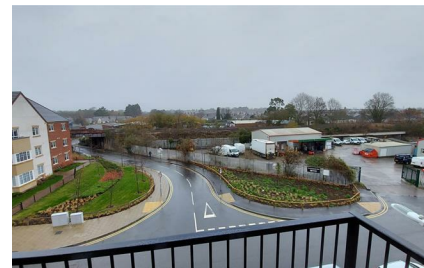
TENURE
The vendors advise the property to be LEASEHOLD. 997 Years remaining. Ground Rent £150.00 per annum. Service Charge £213.17 per quarter Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING
Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.





47 Hawthorn House The Boulevard, The Mill, Cardiff, CF11 0EP



GUIDE PRICE £190,000 - £199,950 hoskinsmorgan Are Please To Offer For Sale This Stunning And Very Spacious Purpose Built Third Floor Apartment At The This New Modern Development. Accommodation Briefly Comprises Of Communal Hall, Stairwell & Lift, Entrance Hall, Very Spacious Fitted Kitchen Open To Lounge With Integrated Appliances And A Balcony Terrace, Two Double Bedrooms (Master En Suite) & Partially Tiled Bathroom W.C. The Present Vendors Have Further Lavished Money On Plenty Of Extras To Include New Flooring, Fitted Wardobes Etc....Upvc Windows. Allocated Parking, Security Entry System. Must Be Viewed!