



mr
homes

Canton Court, Canton, Cardiff. CF11 9BH

- *** NO CHAIN SALE ***
- 1-BED 2nd FLOOR FLAT
- ENTER VIA DIGITAL SECURITY DOOR
- SPACIOUS LIVING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- MODERN BATHROOM SUITE
- PERMIT PARKING
- COMMUNAL GARDENS AREA TO REAR
- WALKING DISTANCE TO CARDIFF CITY CENTRE
- LEASEHOLD - 989 YEARS REMAINING
- uPVC D/G WINDOWS & ELECTRIC STORAGE HEATERS
- EXCELLENT LOCATION - IN THE HEART OF CANTON
- CLOSE TO SHOPS, BARS, RESTAURANTS & PARKS
- EARLY VIEWING HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

* NO CHAIN * Guide Price: £110,000 to £120,000 * Situated in the heart of vibrant Canton, MR HOMES Offer FOR SALE this spacious 1-bed second-floor flat, which offers an ideal blend of comfort and convenience. Boasting a generous living/dining room and a modern kitchen/breakfast area, the property is perfect for both relaxing and entertaining. Enjoy peace of mind with a digital security door and benefit from uPVC double-glazed windows and electric storage heaters. There is a private internal storage cupboard located on the ground floor communal area. Residents can also take advantage of well-maintained communal gardens to the rear and permit parking. With an impressive lease of 989 years remaining, this leasehold home is ideally located within walking distance of Cardiff city centre, surrounded by a variety of shops, bars, restaurants, and parks. The property is offered with no chain, making it a fantastic opportunity for first-time buyers or investors. Early viewing is highly recommended to fully appreciate this exceptional flat in an excellent location. EARLY VIEWING IS HIGHLY RECOMMENDED - PLEASE CALL 02920 204 555 - FREE MORTGAGE ADVICE AVAILABLE - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Communal Entrance via Digital Security Door

Door to Private Internal Storage Cupboard. Staircase to the 2nd Floor Landing.

Entrance Hallway

8' 8" x 5' 6" (2.64m x 1.68m) Enter via Fire Door, Fitted carpet, uPVC D/g window to front, Electric storage heater, Wall mounted cupboard housing RCD Consumer unit, Wall mounted Door Entry System, Ceiling Mounted Mains Operated Smoke Alarm.

Hallway cont'd

10' 1" x 5' 10" (3.07m x 1.78m) Laminate flooring, Doors to All Rooms.

Living/Dining Room

16' 9" x 9' 9" (5.11m x 2.97m) Laminate flooring, uPVC D/g window to rear, Electric storage heater.

Kitchen/Breakfast Room

9' 8" x 8' 8" (2.95m x 2.64m) Laminate flooring, Base units with work surfaces over and tiled splashbacks, Stainless steel sink and drainer with mixer tap, Spaces for electric cooker, fridge-freezer

and washing machine, uPVC D/g window to front, Ceiling mounted heat sensor. Opens to the Pantry.

Pantry

3' 8" x 2' 5" (1.12m x 0.74m) Fixed shelving and Vented.

Double Bedroom with Fitted Wardrobe

13' 8" x 8' 10" (4.17m x 2.69m) Laminate flooring, uPVC D/g window to rear, Electric storage heater, Doorway to Fitted Wardrobe with Hanging Rail and Fixed Shelving.

Fitted Wardrobe

5' 0" x 2' 8" (1.52m x 0.81m) Hanging Rail and Fixed Shelving.

Bathroom Suite

6' 11" x 5' 7" (2.11m x 1.70m) Laminate flooring, panel bath with hot 'n' cold taps over, electric shower over, pedestal wash hand basin with hot 'n' cold taps over, close-coupled W.c, Walls 2/3 tiled, uPVC obscured D/g window to front.

Permit Parking

Communal Gardens to Rear



MATERIAL INFORMATION

Council Tax: Band B

Council Tax: Rate £1,566.00

Parking Types: Permit.

Heating Sources: Double Glazing. Electric. Night Storage.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Annual Service Charge: £1,694.00

Has the property been flooded in last 5 years? No

Flooding Sources: None.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

Tenure - Leasehold - Lease Start Date - 27 Oct 2016 - Lease End Date - 25 Nov 3014

Lease Term - 999 Years (less 3 days) from 25 November 2015 - Lease Term Remaining - 989 years

Management Company (Communal Areas) = Western Permanent Property

Service/Maintenance/Buildings Insurance Charge for Period 25 Dec 2025 to 24 Dec 2026 = £1,694 Per Year

Local Authority - Cardiff - Council Tax - Band: B - Annual Price: £1,566

Conservation Area = No

Flood Risk - River : Low - Seas : Low

Mobile coverage - EE - Vodafone - Three - O2 -

Broadband - Basic - 13 Mbps - Superfast - 80 Mbps - Ultrafast - 1000 Mbps

Satellite / Fibre TV Availability - BT - Sky - Virgin



FLOORPLAN

