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CARDIFF

VALE

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BRISTOL

The Boulevard

CANTON



Comments by Mrs Ruby Ledley



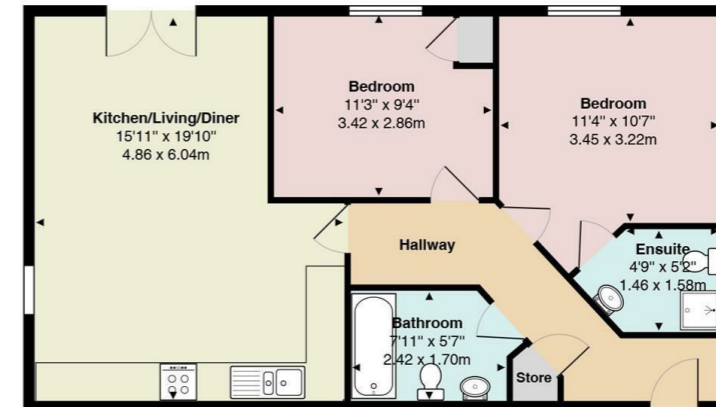
Property Specialist
Mrs Ruby Ledley
Valuer

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Comments by the Homeowner

Hawthorn House



Total Area: 713 ft² ... 66.2 m²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



The Boulevard

Canton, Cardiff, CF11 8FB

Guide Price

£215,000



2 Bedroom(s)



2 Bathroom(s)



713.00 sq ft



Contact our
Pontcanna Branch

02920 499680

Situated within the sought-after Mill development in the heart of Canton, Cardiff, this beautifully presented ground floor apartment offers stylish and contemporary living in a highly convenient location.

Extending to approximately 713 sq ft, the property features a spacious open-plan living and kitchen area, designed to create a bright and sociable space ideal for both everyday living and entertaining.

The apartment comprises two well-proportioned double bedrooms, including a generous principal bedroom with the added benefit of an en suite shower room. A modern main bathroom further enhances the practicality of the home, making it perfectly suited to professionals, couples, small families, or those looking to downsize.

Ideally positioned within this vibrant and popular neighbourhood, the property enjoys easy access to a wide range of local amenities, green spaces, cafés, and excellent transport links to Cardiff City Centre and beyond.



Hallway

Council Tax

BAND D

Kitchen / Lounge 15'11 x 19'10 (4.85m x 6.05m)

Bedroom 1 11'4 x 10'7 (3.45m x 3.23m)

En-Suite 4'9 x 5'2 (1.45m x 1.57m)

Bedroom 2 11'3 x 9'4 (3.43m x 2.84m)

Bathroom 7'11 x 5'7 (2.41m x 1.70m)

Tenure

We are told that this property is leasehold. This is to be confirmed by your legal representative.

Service Charge

£1,317.92 per annum

Ground Rent

£150 per annum

EPC

RATING B

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