



CLIVE ROAD

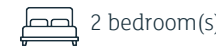
CANTON





CLIVE ROAD

CANTON, CF5 1AS - ASKING PRICE £250,000



2 bedroom(s)



2 bathroom(s)



776.00 sq ft

A charming two-bedroom apartment on Clive Road offers a delightful blend of comfort and convenience. Spanning an impressive 776 square feet, this purpose-built flat is designed to cater to modern living. Upon entering, you are welcomed into a spacious reception room, perfect for relaxation or entertaining guests. The apartment boasts two generously sized double bedrooms, with the master bedroom featuring an ensuite bathroom, providing a private sanctuary for your comfort. The second bathroom is equally well-appointed, ensuring that both residents and visitors enjoy ample facilities. One of the standout features of this property is the secure gated parking, allowing for peace of mind and ease of access. The location is simply excellent, situated close to the picturesque Thompsons Park, where you can enjoy leisurely strolls or outdoor activities. This apartment is ideal for those seeking a stylish and practical living space in a vibrant community. With its modern amenities and prime location, it presents a wonderful opportunity for both first-time buyers and investors alike. Don't miss the chance to make this lovely flat your new home.

PROPERTY SPECIALIST

Mr Julian Preston


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02920 499 680

Senior valuer





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(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 	











COUNCIL TAX

Band F

TENURE

We have been advised by our seller client that the property is leasehold and there is approximately 106 years remaining from a 125 year lease. The seller has also advised that the properties service charge is £2150 per annum.

SCHOOL CATCHMENT

My English medium primary catchment area is Radnor Primary School

Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.

My English medium secondary catchment area is Fitzalan High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Gymraeg Treganna (year 2024-25)

Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir

ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)

ENTRANCE HALLWAY**BEDROOM**

4.60m x 2.84m (15'1" x 9'4")

KITCHEN/LIVING ROOM

7.19m x 3.51m (23'7" x 11'6")

BEDROOM

4.29m x 3.28m (14'1" x 10'9")

BALCONY**BATHROOM**

2.16m x 1.68m (7'1" x 5'6")

GATED PARKING

Gated allocated parking for at least 1 vehicle.

BROADBAND & MOBILE

Broadband speeds of up to 330 Mbps are available. There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

EPC

Rated B

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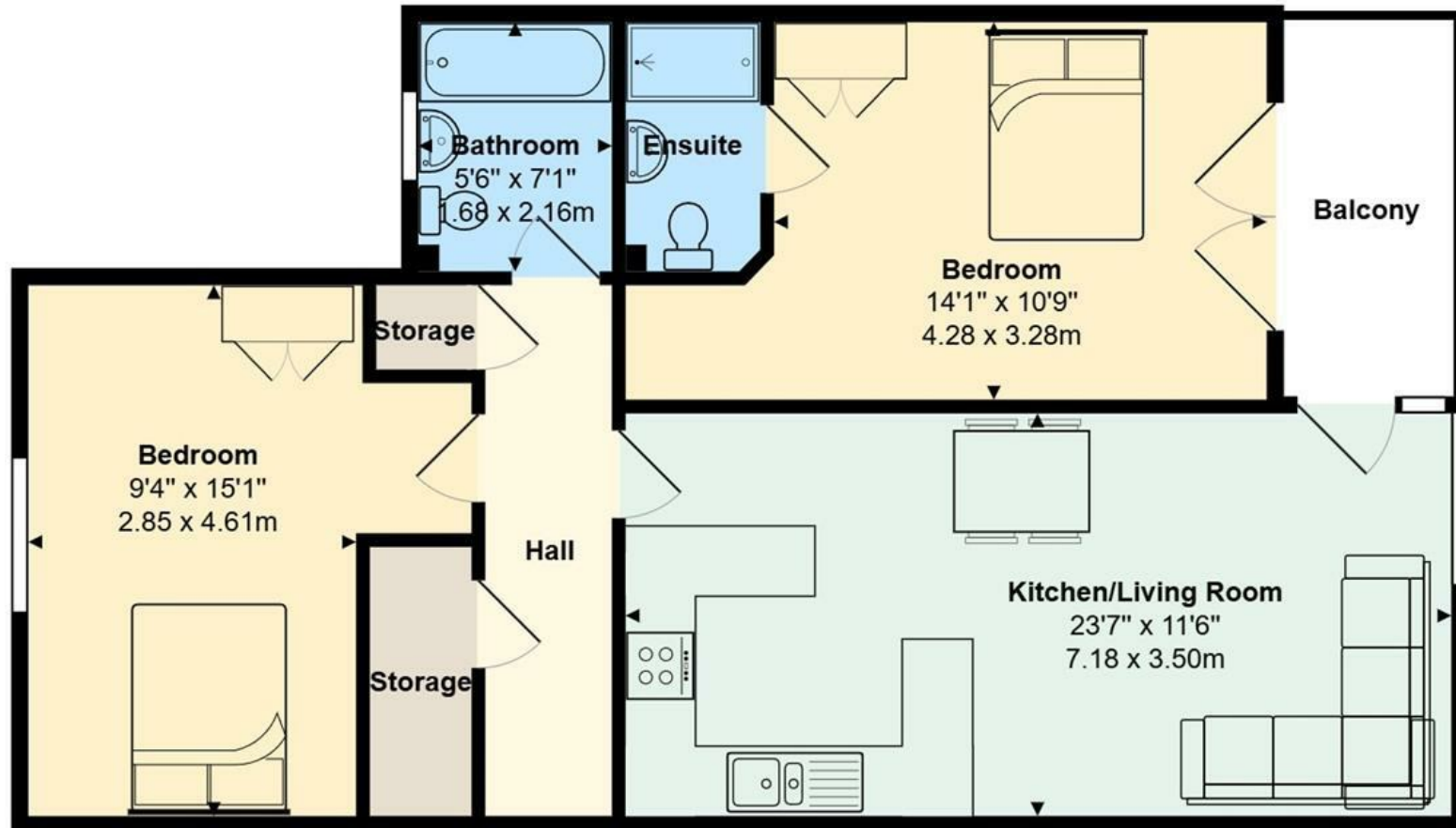
Comments by Mr Julian Preston

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Clive Hall Court

Total Area: 776 ft² ... 72.1 m² (excluding balcony)

All measurements are approximate and for display purposes only



www.jeffreyross.co.uk

Jeffrey Ross