



21 Rhodri Morgan Way, Canton

£235,000 Leasehold

CHAIN FREE, SECOND FLOOR TWO BEDROOM APARTMENT WITH ALLOCATED PARKING MGY are delighted to bring to market this beautifully presented, two double bedroom, second floor apartment situated within the popular development of 'The Mill' in Canton. The accommodation briefly comprises entrance hallway, open plan lounge/kitchen, two double bedrooms - master en-suite shower room, and modern bathroom. The property further benefits from having one allocated parking space, South facing balcony, gas central heating and double glazing throughout. *Viewing highly recommended*

Council Tax band: TBD

Tenure: Leasehold

HALLWAY

Entered via front door leading from communal hallway. LVT (luxury vinyl tile) flooring. Spotlights. Radiator. Wall mounted intercom system. Doors to all rooms. Storage cupboard.

LOUNGE/KITCHEN

19' 3" x 15' 2" (5.88m x 4.62m)

A pleasant open-plan kitchen/lounge/diner with modern fitted kitchen to include a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 stainless steel sink and drainer with mixer tap over. Four ring electric hob with extractor hood over. Integrated appliances such as fridge/freezer, washing machine/dryer, dishwasher and electric oven. Spotlights and pendant light fittings. LVT flooring. Double glazed uPVC window to side and French doors with balcony to rear overlooking the communal gardens. Two radiators.

BEDROOM ONE

11' 1" x 10' 1" (3.39m x 3.08m)

Double glazed uPVC window to side. Double bedroom with carpeted flooring. Radiator. Pendant light fitting. Door to ensuite shower room.

ENSUITE

7' 7" x 5' 0" (2.32m x 1.52m)

Modern ensuite with fitted shower cubicle and mains powered shower over and tiled splashback. Low level WC. Wall mounted wash hand basin with mixer tap over and tiled splashback. Vinyl flooring. Spotlights. Heated towel rail. Extractor fan.

BEDROOM TWO

10' 11" x 8' 10" (3.32m x 2.68m)

Double glazed uPVC window to side. Double bedroom with carpeted flooring. Fitted storage cupboard housing gas central heating boiler. Radiator. Pendant light fitting.

BATHROOM

8' 6" x 5' 10" (2.58m x 1.79m)

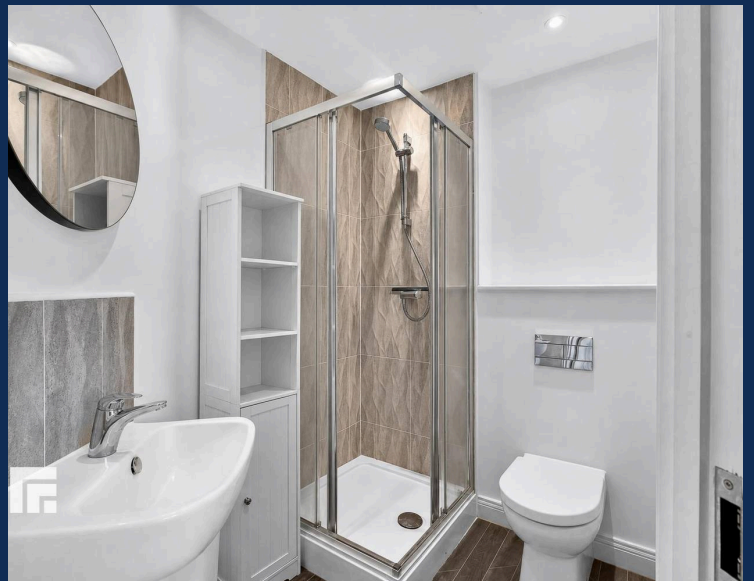
White three-piece-suite comprising WC, wash hand basin with mixer tap over and tiled splashback, panelled bath with mains powered rainfall shower above and separate showerhead fixture. Low level WC. Spotlights. Heated towel rail. Extractor fan. Vinyl flooring.

TENURE

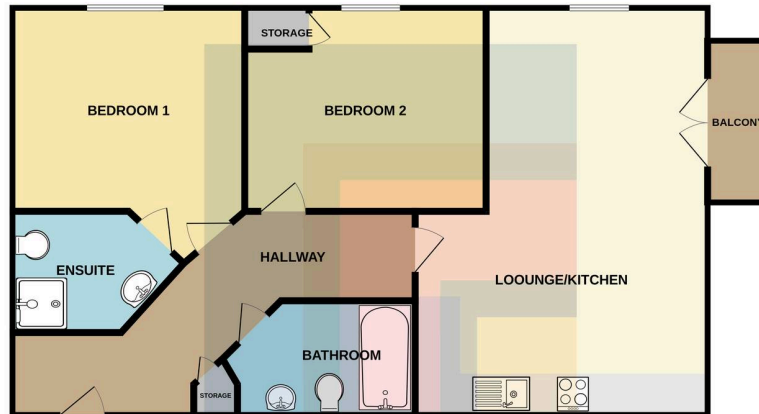
MGY have been advised that the property is LEASEHOLD. The lease is 125 years from 2020. There is a service charge of approx. £1450 per annum which includes maintenance of internal and external communal areas. There is a ground rent of approx. £150 per annum.

ADDITIONAL INFORMATION

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

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