





44a Lansdowne Avenue West,Canton Cardiff CF11 8FT

allen & harris

welcome to

44a Lansdowne Avenue West, Canton Cardiff

- Beautifully renovated top-floor maisonette
- Two generous double bedrooms
- Two modern ensuite shower rooms
- Bright open-plan living, dining and kitchen area
- Private, low-maintenance rear terrace

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000





Lounge Area
9' 3" x 14' 6" (2.82m x 4.42m)

Bedroom 1
18' 10" x 15' 9" (5.74m x 4.80m)

En-Suite
5' 3" x 5' 3" (1.60m x 1.60m)

Bedroom 2
11' 5" x 9' 3" (3.48m x 2.82m)

En-Suite
2' 3" x 6' 2" (0.69m x 1.88m)

Terrace
17' 2" x 12' 11" (5.23m x 3.94m)

view this property online allenandharris.co.uk/Property/CTN109975

The Property Ombudsman

Property Ref:
CTN109975 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris

029 2022 2344

canton@allenandharris.co.uk

183 Cowbridge Road East, CARDIFF, South Glamorgan, CF11 9AJ

allenandharris.co.uk