

LEASEHOLD



Apartment

# APARTMENT 3, THE LINDENS, PONTCANNA, CARDIFF, CF11 DEF

Asking Price

# £220,000

## FEATURES

- Private Terrace
- Allocated Parking Space
- Modern Ground Floor Apartment
- Integrated Appliances Throughout
- Gated Community

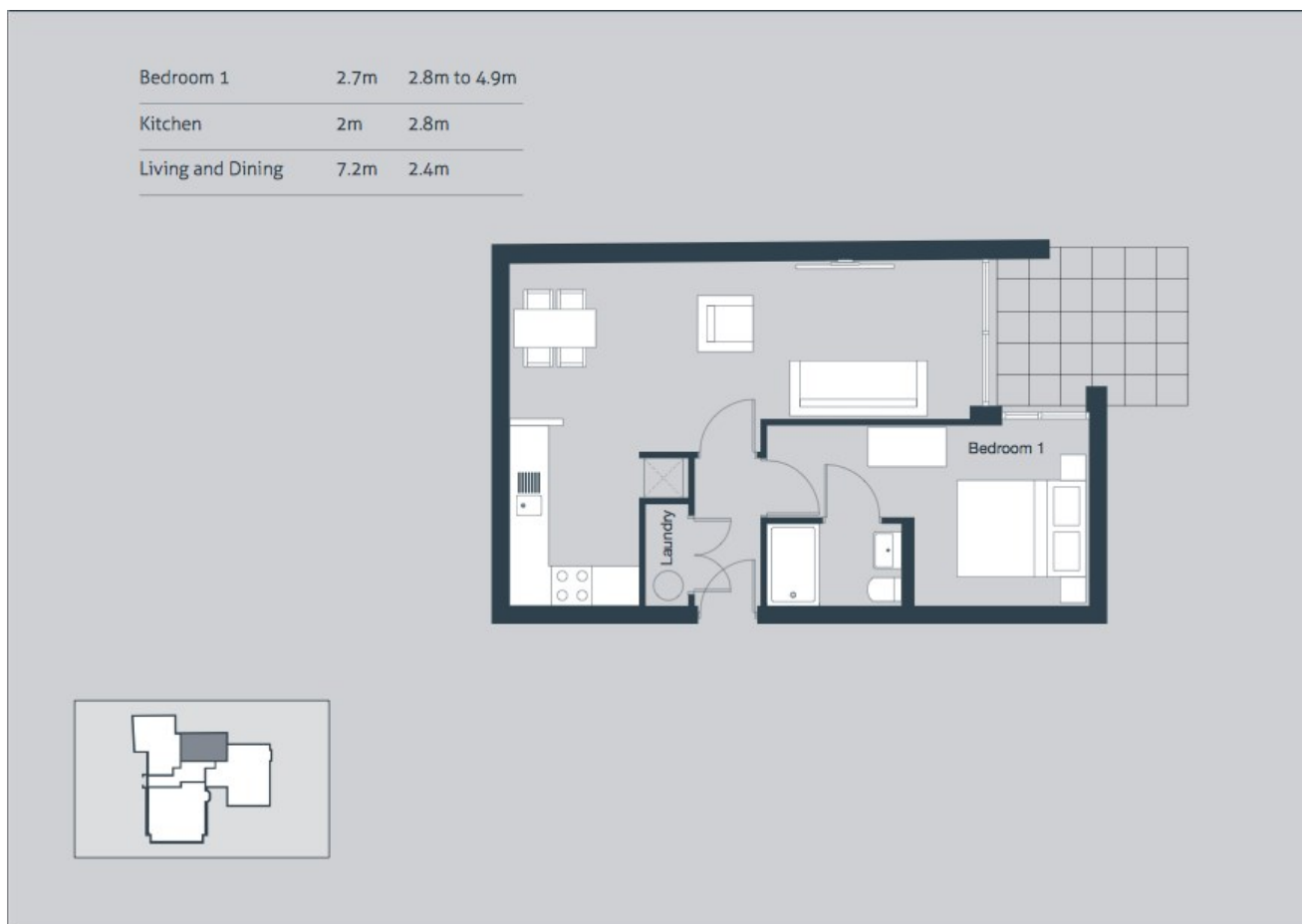


# 1 Bedroom Apartment located in Cardiff

Located in the sought after area of Pontcanna, Maison are proud to present a luxury ground floor apartment that is situated in a recently transformed gated development. Pontcanna is a vibrant area with the opportunity to visit boutiques, bars, coffee-shops, restaurants and park land all within a short walking distance. The apartment is a beautifully converted Victorian villa that offers a high quality finish.

With an open plan kitchen/ living room area; patio doors leading to a private terrace; a double bedroom with an en-suite shower room; a large utility cupboard housing a boiler, washer/ dryer and additional storage.

The apartment further benefits from a secure allocated parking space within the gated community.



Call us on  
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Council Tax Band

E

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.