



LEASEHOLD - SHARE OF

Apartment

# GROUND FLOOR FLAT, 54 THEOBALD ROAD, CANTON, CARDIFF CF5 1LD

Offers In The Region

£205,000

## FEATURES

- 2 Double Bedroom
- Garden
- No Chain
- Ground Floor Flat



# 2 Bedroom Apartment located in Cardiff

Maison are pleased to offer this well-presented two-bedroom garden flat in the heart of Canton.

The property features two double bedrooms, a spacious living room, a hallway leading to a bathroom with shower over bath, and a kitchen with double doors opening onto a low-maintenance garden.

Situated on a quiet residential street just off Canton's vibrant high street, the flat is ideally located for easy access to the city centre, as well as a great selection of local cafes, eateries, and pubs.

Ground rent: Peppercorn (if demanded).



Call us on

0292 009 0700

[post@maison.wales](mailto:post@maison.wales)

[www.maison.wales](http://www.maison.wales)

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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	

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.