



## Flat 2 Church Road, £225,000

- First Floor Apartment
- Share of Freehold
- Sought After Location
- Two Bedrooms
- Immaculately Presented
- EPC Rating: C



2 1 1





## About the property

This first floor, two bed flat is in an individual, converted Victorian stone house from the 1860s, which has been completely renovated and modernised. It is situated in the heart of the sought after and very popular Canton suburb, in a great location opposite the new Laundry Quarter and backing onto Chapter Arts Centre, Thompsons Park, Llandaff fields and Canton High street, with all its local amenities are just a short walk away. The front garden has cycle racks and a bin area whilst internally the property comprises a communal entrance with stairs leading to the flat, hallway, lounge/kitchen, master bedroom, second bedroom and main bathroom. Viewings are highly recommended for this property. To book call 02920 397171 or book via our website [www.peteralan.co.uk](http://www.peteralan.co.uk).

## Accommodation

### Shared Entrance

### Lounge

12' 3" x 10' 8" ( 3.73m x 3.25m )

### Kitchen

12' 2" x 10' 2" ( 3.71m x 3.10m )

### Master Bedroom

10' 9" max x 11' 9" max ( 3.28m max x 3.58m max )



## Bedroom Two

12' 9" max x 5' 8" ( 3.89m max x 1.73m )

## Bathroom



## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

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