



- Two bedroom ground floor apartment
- Available 1st April.
- Unfurnished
- Rent £800
- Deposit £900
- Allocated parking
- En-suite
- EPC C

MOGINIE JAMES

Adventurers Quay, Cardiff Bay, Cardiff, CF10 4NS

Rental **£800 pcm**



To let - This well presented two bedroom ground floor apartment located in the popular Adventurers Quay development, within walking distance of Cardiff Bay and Mermaid Quay, with a large terrace and water views.

The property briefly comprises:

- Entrance hallway.
- Spacious lounge with a large terrace.
- Fully-fitted kitchen.
- A double master bedroom with an en-suite.
- A further single bedroom.
- Separate family bathroom.

Additional information/benefits:

- Annual income in excess of £24,000
- Holding deposit £180 based on £800 rent.
- Council tax band F with an annual gross fee of £2125 (2020).
- Allocated parking,
- Unfurnished.
- Available 1st April.
- EPC - C.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	72
England, Scotland & Wales	EU Directive 2002/91/EC	

Call our Pontcanna Office
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