

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

HEOL GLAN RHEIDOL





HALL

LOUNGE

KITCHEN AREA

BATHROOM

BEDROOM

PARKING

1 allocated parking and additional visitor parking permit

TENURE

Leasehold, but this is to be confirmed by your solicitor

SERVICE CHARGE

We have been informed by the owner the service charge is £2,590 per year and £173 per year ground rent

COUNCIL TAX

Band - D





HEOL GLAN RHEIDOL

, CF10 5NZ - £1,100 PCM



1 Bedroom(s)



1 Bathroom(s)



611.40 sq ft

Located in the very popular CENTURY WHARF development, is this stunning ONE double bedroom apartment. Immaculately presented and offering a spacious bedroom with wardrobes, modern bathroom, open plan lounge with contemporary fitted kitchen with water views over the River Taff and towards Penarth. Further benefiting from allocated parking and visitor parking in the gated car park. The development further benefits from onsite leisure facilities such as gym and swimming pool, as well as 24 hours concierge.

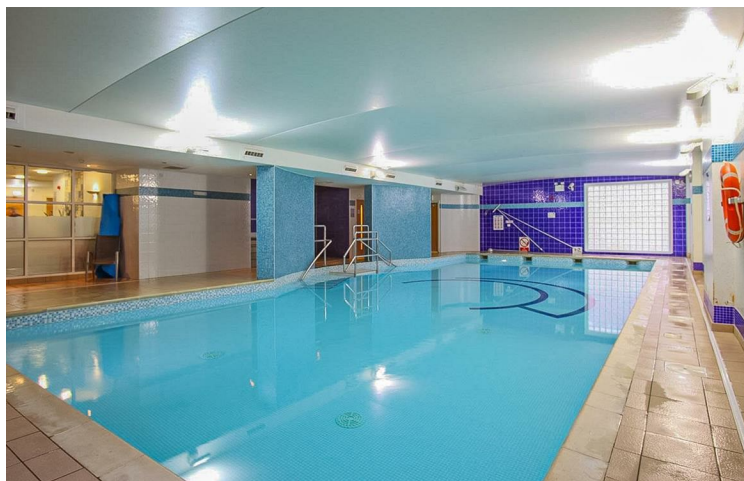
EPC Rating: B
Council Tax Band: D

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

PROPERTY SPECIALIST

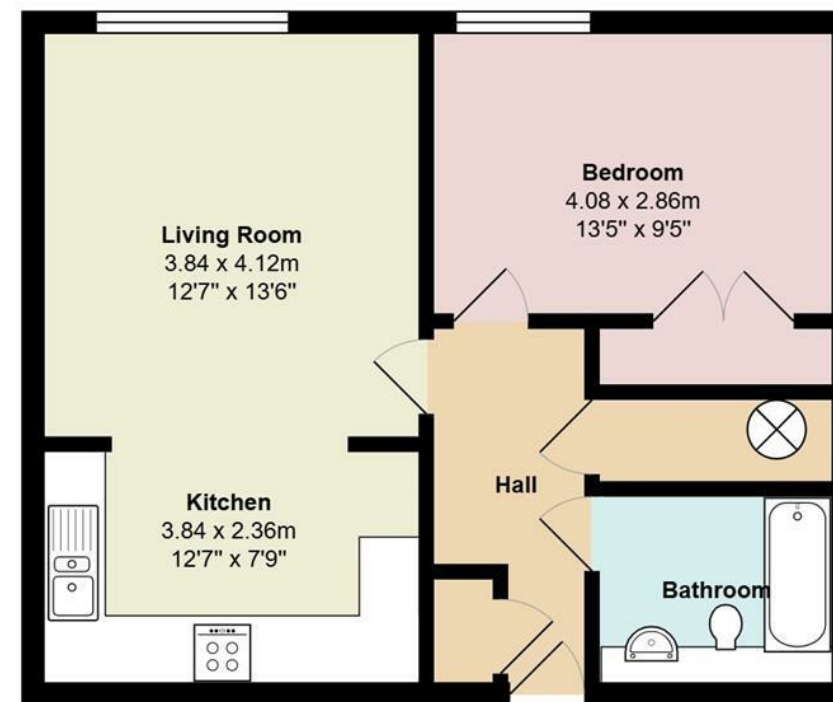
Mr Rhys Carter
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Lettings





Heol Glan Rheidol, Cardiff Bay

Lyon House



Total Area: 53.7 m² ... 578 ft²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(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 