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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Beauchamp Street*

RIVERSIDE



Comments by Ms Gemma Simmonite

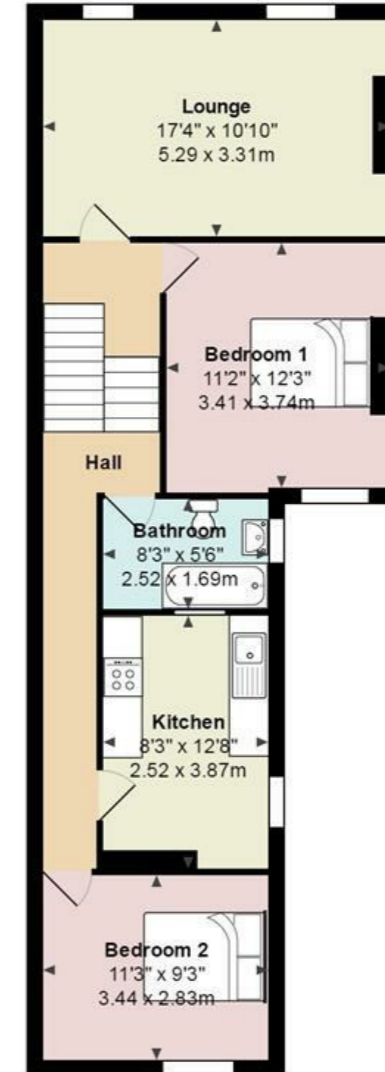


**Property Specialist**  
**Ms Gemma Simmonite**  
Lettings Negotiator

[gemma.simmonite@jeffreycross.co.uk](mailto:gemma.simmonite@jeffreycross.co.uk)



Comments by the Homeowner



Total Area: 728 ft<sup>2</sup> ... 67.7 m<sup>2</sup>

All measurements are approximate and for display purposes only

# Beauchamp Street

Riverside, Cardiff, CF11 6AX

Per Month

£975 Per Month



2 Bedroom(s)



1 Bathroom(s)



728.00 sq ft



Contact our

**Pontcanna Branch**

02920 499680

A nicely presented two bedroom property within walking distance of the City Centre. This furnished property is tastefully furnished with modern decor, but with many traditional features including feature fireplaces and high ceilings. This first floor property briefly comprises of a large lounge/diner, separate fully fitted kitchen with white goods, one large double bedroom, one slightly smaller double and a family bathroom with a shower over bath. The property also benefits double glazing throughout and off-road parking.

EPC rating - D  
Council tax band - C

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





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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC 

