



THE LAUNDRY QUARTER





## THE LAUNDRY QUARTER

, CF11 9FT - £1,400 PCM



2 bedroom(s)



2 bathroom(s)



sq ft

Positioned in the exclusive Laundry Quarter of Canton and benefitting from transportation links to major roads, walking distance to the Cardiff City Centre, Pontcanna and The Cathedral a first floor spacious and light immaculate two double bedroom apartment, Comprising of Lounge/diner and kitchen with fitted Dishwasher and fridge/freezer. Family bathroom with shower over the bath master bedroom with ensuite with walk in shower. There is a communal roof garden which has panoramic views across the city. One allocated parking space.

Council Tax Band C

EPC Rating B

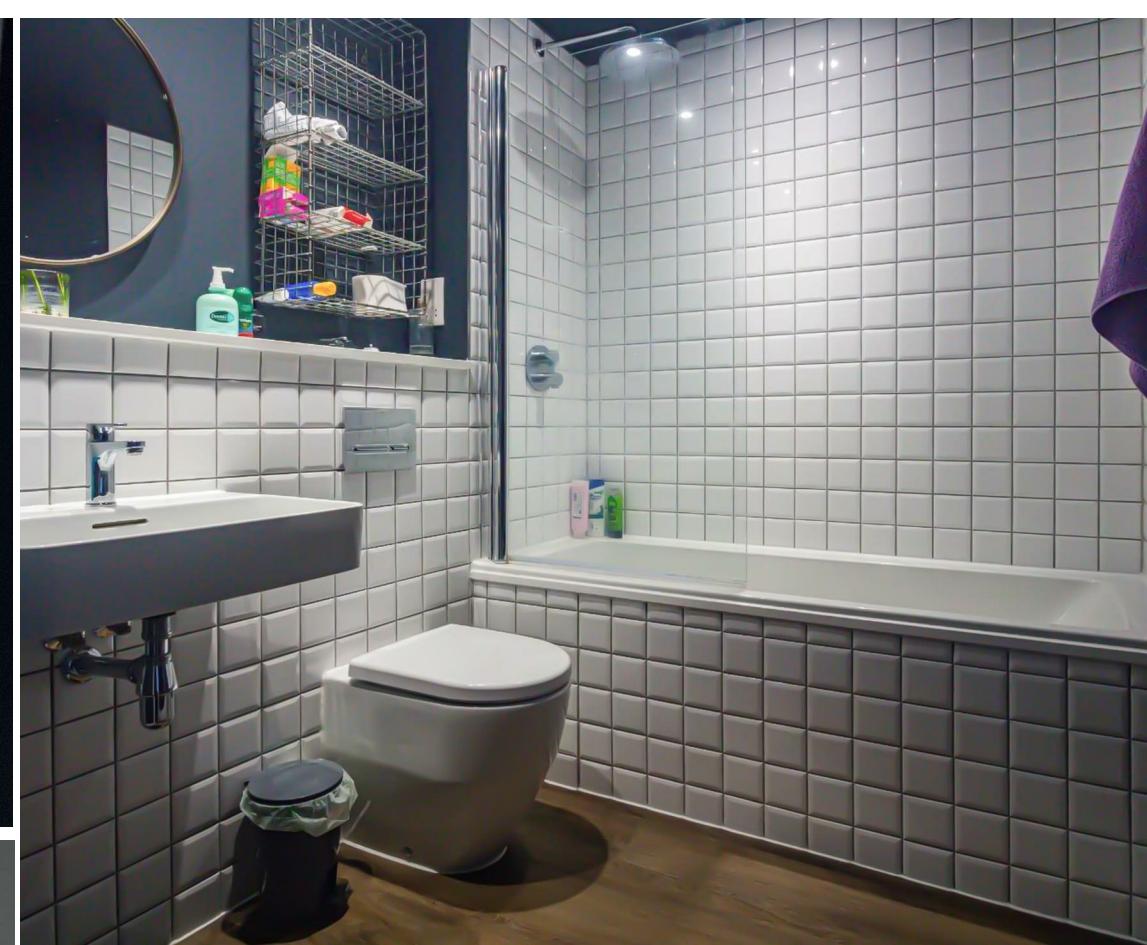
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. ACJ Limited reserves the right to retain this payment should the applicant have provided false or misleading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

### PROPERTY SPECIALIST

**Ms Jodie Price**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales		EU Directive 2002/91/EC









The Laundry Quarter, Pontcanna









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Comments by Ms Jodie Price



www.jeffreyross.co.uk

Jeffrey Ross