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*Coldstream Terrace*

RIVERSIDE



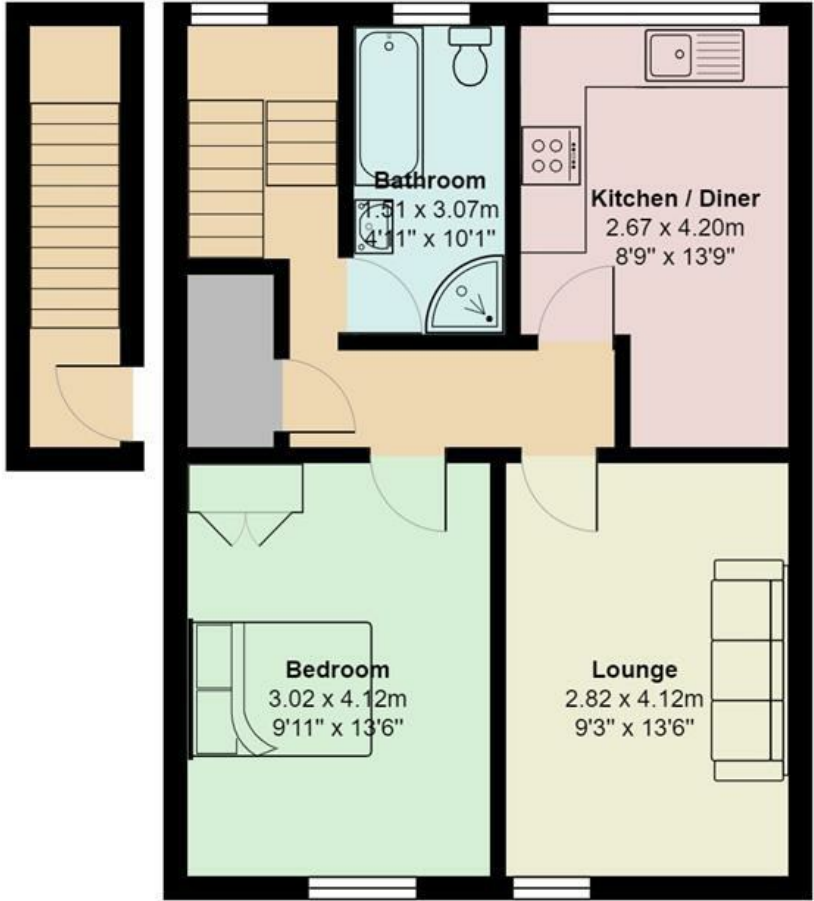


Comments by Ms Gemma Simmonite

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

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# Coldstream Terrace, Riverside



Total Area: 54.6 m<sup>2</sup> ... 588 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Newly renovated, top-floor apartment in a great location!

Comments by the Homeowner





# Coldstream Terrace

*Riverside, Cardiff, CF11 6LJ*

PCM

£695 PCM



1 Bedroom(s)



1 Bathroom(s)



588.00 sq ft



Contact our  
***Pontcanna Branch***

02920 499680

Within a stone's throw of the City Centre and overlooking the Principality Stadium is this newly renovated and extremely spacious, top-floor one bedroom apartment. Available unfurnished, the property offers great space and a finish to match and boasts modern-fitted kitchen with space for dining and excellent storage, separate lounge which is painted in a light grey with light grey matching carpets. A spacious double bedroom is offered along with a lovely bathroom suite complete with bathtub and separate shower. The property is completed by a spacious storage cupboard - perfect for a couple, the property benefits gas central heating and street parking to the front. A lovely flat.

EPC RATING of D  
COUNCIL TAX BAND of 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. 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

