



TANGMERE DRIVE

FAIRWATER









## TANGMERE DRIVE

FAIRWATER, CF5 2PQ - £595 PCM



0 bedroom(s)



1 bathroom(s)



263.00 sq ft

A well-presented and fairly spacious STUDIO apartment on the conveniently located Tangmere Drive estate in Fairwater - just down from the Danescourt roundabout so well-located for Fairwater, Danescourt and Llandaff village. This first-floor accommodation comprises living/bedroom space with kitchenette located just off with electric hob and good-storage. A further storage room is adjoining of the living space and it offers deep wardrobe and tall chest of drawers. A smartly fitted shower room completes this studio apartment. Unfurnished. One off-road parking space. Suitable for single occupants only.

EPC RATING of E

COUNCIL TAX BAND of A

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 Ryan Evans**

[ryan@jeffreycross.co.uk](mailto:ryan@jeffreycross.co.uk)

Administrator










### 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>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



























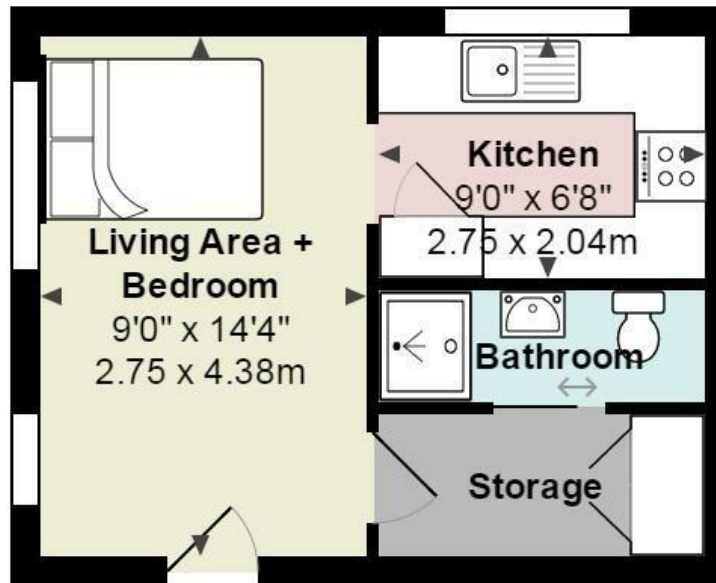
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A smartly presented STUDIO apartment  
in this popular location.

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Comments by Mr Ryan Evans

## Tangmere Drive, Fairwater.



Total Area: 263 ft<sup>2</sup> ... 24.4 m<sup>2</sup>

All measurements are approximate and for display purposes only



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Jeffrey Ross