

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS




JeffreyRoss



GRANGEMOOR COURT
CARDIFF BAY

GRANGEMOOR COURT

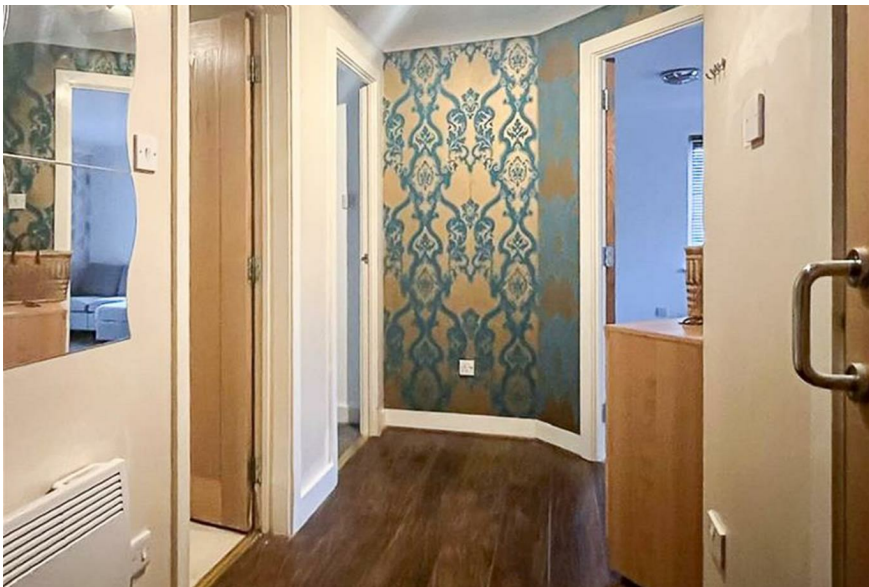
CARDIFF BAY, CF11 0AR - £1,100 PCM


 2 bedroom(s)  2 bathroom(s)  646.00 sq ft

Grangemoor Court is an extremely conveniently located development of apartments and townhouses situated on the cusp of Cardiff Bay but with excellent access links into Cardiff City Centre, Penarth and the M4. This ground-floor apartment is very well-presented with open-plan, modern kitchen/lounge space with integrated appliances and breakfast bar to the kitchen and stylish, dark-laminate flooring to the lounge. The lounge is large enough to cater for two sofas and in brightened by well-positioned windows. Both bedrooms are a good size with the larger of which benefiting from ensuite shower room and good clothes storage. A second, family bathroom (with shower over bathtub) is also on offer and the internal makeup of the apartment is completed with a large storage room. Available furnished. Outside are two, allocated parking space.

EPC Rating C
Council Tax Band E

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.



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	

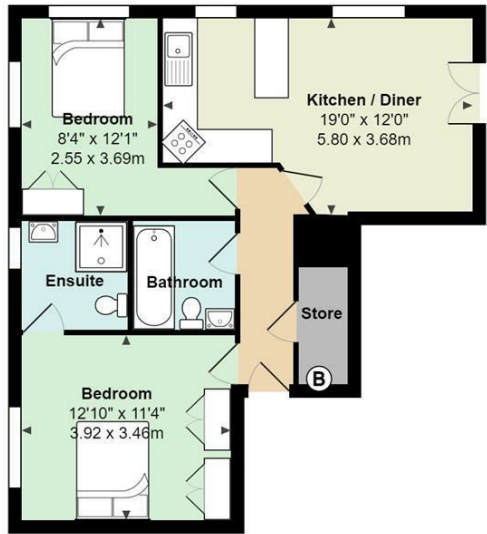
PROPERTY SPECIALIST

Ms Gemma Simmonite

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Lettings Negotiator

Grangemoor Court, Cardiff Bay



Total Area: 646 ft? ... 60.0 m?

All measurements are approximate and for display purposes only