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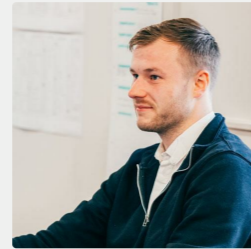
BRISTOL



*Balmoral Quays*



Comments by Mr Ryan Evans



**Property Specialist**  
**Mr Ryan Evans**  
Administrator

ryan@jeffreygross.co.uk

## Balmoral Quays, Penarth



Total Area: 45.6 m<sup>2</sup> ... 491 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Comments by the Homeowner



# Balmoral Quays

, Penarth, CF64 3NS

£875



1 Bedroom(s)



1 Bathroom(s)



491.00 sq ft



Contact our

**ACJ Lettings Ltd Branch**

02920415161

To book a viewing, please follow the 'email agent/request details' section via this website, we will then send you next steps and procedures prior to booking you in.

Conveniently located being a short walk to Penarth town centre and train station on the seafront. A well presented, furnished, third floor apartment. Internally the property comprises of an open plan lounge/kitchen/diner, with integrated dishwasher, washer/dryer and fridge/freezer, double bedroom, bathroom with shower, use of communal roof terrace and a large under croft parking space. Available furnished. Suitable for a single person or a couple.

Council Tax Band D  
EPC Rating C

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) <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		
	80	86

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

