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CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Miss Lauren King



**Property Specialist**  
**Miss Lauren King**  
Lettings Negotiator

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Comments by the Homeowner

# Grangemoor Court

, Cardiff, CF11 0AF

£850



1 Bedroom(s)



1 Bathroom(s)



602.78 sq ft



Contact our  
**Penarth Branch**  
02920415161

Adjacent to the International Sports Village and just off the A4232 allowing easy commuting is this spacious, one double bedroom, furnished, first floor apartment with water views. Grangemoor Court is a small waterside development. The property comprises: living/dining room leading to the balcony, double bedroom, separate fitted kitchen and bathroom with bath over shower. Two allocated parking spaces. Available part-furnished.

Bathroom photo to follow due to upgrade.

Council Tax Band D  
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. 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		
(82 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		