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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







# Magretian Place

, Cardiff, CF10 4DR

£1,100

 2 Bedroom(s)

 2 Bathroom(s)

 sq ft



Contact our

***Penarth Branch***

02920415161

Two double bedroom apartment in a superb location within walking distance to Cardiff City Centre and Cardiff Bay. The apartment comprises entrance hall, living room with French doors opening with a Juliette balcony. Modern fitted kitchen with appliances, master bedroom with en-suite shower room, second double bedroom, family bathroom with shower over the bath. Lift access to the second floor. Available unfurnished. Under croft gated parking for one car. Gas & water included in the monthly rent.

Council Tax Band E  
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) 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 