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CARDIFF

VALE

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BRISTOL



Maplewood Court, Maplewood

LLANDAFF NORTH



Comments by Mrs Lisa Attwell



Property Specialist
Mrs Lisa Attwell
Branch manager

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Comments by the Homeowner





Maplewood Court,

Llandaff North, Cardiff, CF14 2NB

PCM

£995 PCM



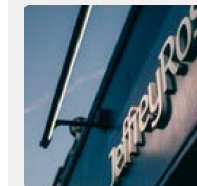
2 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our

Knights Barry Branch

01446 700222

A well presented good sized, unfurnished two bedroom first floor flat in excellent decorative order, located in the desirable area of Llandaff North.

The property briefly comprises an entrance hallway, a spacious living room with access to a balcony, a fitted kitchen complete with oven and hob, two double bedrooms, both benefiting from balcony access, and a modern bathroom fitted with a contemporary suite and electric shower.

Further benefits include gas central heating, double glazing, and a quiet cul-de-sac location within walking distance of local amenities.

EPC Rating: C

Council Tax Band: C

Deposit Required: £1,095

Reference Requirement: Interested parties must have a combined annual income of at least £29,850.

A holding fee of one week's rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. Knights Lettings reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the contract or failed to take reasonable steps to enter into the 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

