



## 22 Gerddi Margaret, Barry CF62 5AP £850 Per Month

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING

A well presented spacious, two bedroom 2nd floor apartment situated on Barry Waterfront. In close proximity of the link road leading to Cardiff, Culverhouse Cross leading to the M4. The apartment briefly comprises, communal entrance hallway, stairs rising to 2nd floor, communal entrance hallway, living /dining room, fitted kitchen, two double bedroom's with space for wardrobes and a spacious family bathroom. Benefiting via UPVC double glazing and electric heating. Designated parking space to the rear, intercom door entry system.

EPC - C, Council Tax Band - C, Minimum affordability £25,500 PA, Holding fee £196.00, Deposit £980.00.



| 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 |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |                                                                                   |
|-----------------------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                                 | Current                    | Potential                                                                         |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |                                                                                   |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                            |                                                                                   |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |



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