



hrt

herbert r thomas

321 Cambria House Victoria Wharf
Cardiff, South Glamorgan, CF11 0SA

£1250 pcm

A two bedroom modern apartment in Cardiff Bay. The property has a balcony with pleasant views. The good size accommodation comprises: entrance hall, living room with access to balcony, kitchen, two bedrooms, en suite and bathroom. There are great transport links and access to supermarkets. There is also a concierge service, with secure entry system. The property is available now. EPC rating - D. Allocated Parking,

Available now.



Contacts

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Energy Performance Certificate

321 Cambria, Victoria Wharf, Welkiss Way, CARDIFF, CF11 0SA

Dwelling type: Mid-floor flat Reference number: 8303-9495-0422-5998-8803
 Date of assessment: 11 August 2020 Type of assessment: RoBAP: existing dwelling
 Date of certificate: 11 August 2020 Total floor area: 84 m²

Use this document for:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,797
Over 3 years you could save:	£ 591

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 248 over 3 years	£ 249 over 3 years	
Heating	£ 927 over 3 years	£ 428 over 3 years	
Hot Water	£ 621 over 3 years	£ 621 over 3 years	
Totals	£ 1,797	£ 1,298	You could save £ 591 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
100-91 (A)		
81-61 (B)		
51-41 (C)		
31-21 (D)		
11-10 (E)		
9-7 (F)		
5-3 (G)		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
T High heat retention storage heaters	£1,200 - £1,800	£ 504

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444200. The Green Deal may enable you to make your home warmer and cheaper to run.