



## Flat 12 Jellicoe Court

Atlantic Wharf, Cardiff CF10 4AJ

£1,250 Per Calendar Month

HARRIS & BIRT



Welcome to Jellicoe Court, a third floor apartment overlooking the water and located in the heart of Cardiff Bay. The property boasts a spacious reception room with french doors and Juliette balcony with open views of the water, a modern kitchen with oven and hob and integral fridge/freezer, two double bedrooms and a modern bathroom with shower over the bath. There is plenty of space for a professional couple or two professional sharers.

Situated in the vibrant Cardiff Bay, residents of Jellicoe Court can enjoy the convenience of the nearby amenities, restaurants, and entertainment options both at Cardiff Bay plus the city centre which is within walking distance.

The property is offered on an unfurnished basis for a monthly rental of £1250 pcm with a deposit of £1350. Council Tax Band E. EPC Rating TBC. Available mid July. Allocated parking. Electric heating. Lift access.

### Ground Floor

Communal access. Lobby area with staircase and lift to third floor. Secure intercom access

### Third Floor

Communal hallway area. Access to Apartment 12.

### Hallway

Generous entrance hallway leading to all rooms. Wooden flooring. Uplighter wall lights x 2. Centre ceiling light fitting. Airing cupboard housing water tank. Large storage cupboard with shelving, coat hooks and fuse box.

### Living Room

Wooden flooring. Wall mounted electric heater. French doors with Juliette balcony overlooking the water. Two ceiling light fittings

### Kitchen

Modern fitted kitchen with matching wall and base units to include integral fridge/freezer, oven, hob and hood and single stainless steel sink and drainer unit with mixer tap. Handy breakfast bar with

shelving units. French doors with Juliette balcony. Tiled floor. Fully tiled splashbacks. Ceiling spotlights. Wall mounted telephone intercom handset

### Bedroom One

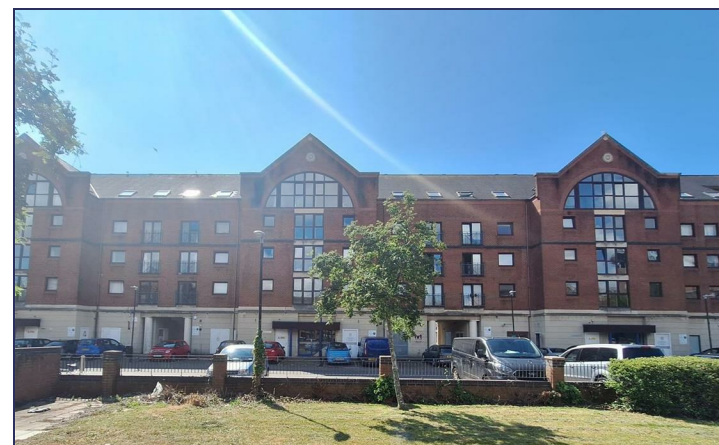
Good size bedroom with wooden floor, wall mounted electric heater, double glazed window to front aspect, pendant ceiling light fitting.

### Bedroom Two

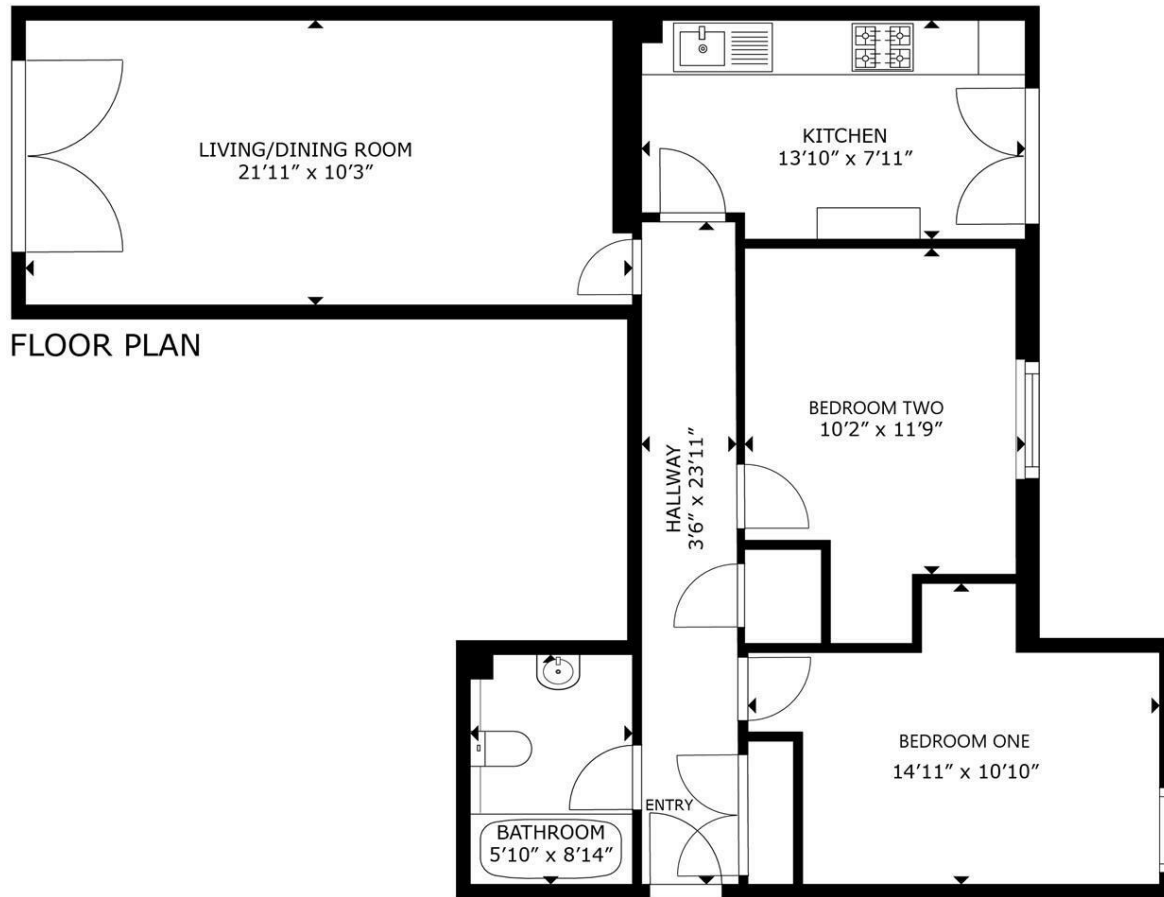
Good size second bedroom with wooden floor, wall mounted electric heater, double glazed window to front aspect, inset ceiling spotlights.

### Bathroom

Modern suite in white with chrome fittings - panelled bath, pedestal wash hand basin and low level flush wc. Fully tiled floor and walls. Triton electric shower over bath with curved screen. Chrome towel rail. Wall mounted mirror and glass shelf above basin. Ceiling extractor fan. Inset ceiling spotlights







FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 753 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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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 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			
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