# CARDIFF'S HOME FOR STYLISH SALES & LETTINGS



SEAGER DRIVE

JeffreyRoss

### **SEAGER DRIVE**

#### , CF11 7FE - £950 PCM

2 bedroom(s) 1 bathroom(s) 608.00 sq ft

To book a viewing, please follow the 'email agent/request details section via this website, we will then send you next steps and procedures prior to booking you in.

In the popular Windsor Quay development is this well presented two double bedroom second floor apartment. Available furnished, the property comprises of entrance hallway, large living room / diner with a Juliet balcony with stunning water views, separate kitchen with built in appliances (fridge-freezer, washing machine, dishwasher) and two bedrooms - one large double and a second, smaller double bedroom which would work nicely as a guest room or study. The property further offers bathroom with bath and shower overhead. The property comes part-furnished and benefits from electrical heating and one allocated parking space with visitors spaces available.

Council Tax Band C 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.

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		78	78
(21-38) F (1-20) Not energy efficient - higher running costs	G		
England & Wales		U Directiv 002/91/E0	2 2

PROPERTY SPECIALIST Mr Ryan Evans ryan@jeffreyross.co.uk

Administrator













## Seagar Drive, Cardiff Bay



Total Area: 56.5 m<sup>2</sup> ... 608 ft<sup>2</sup> All measurements are approximate and for display purposes only

