



# hrt

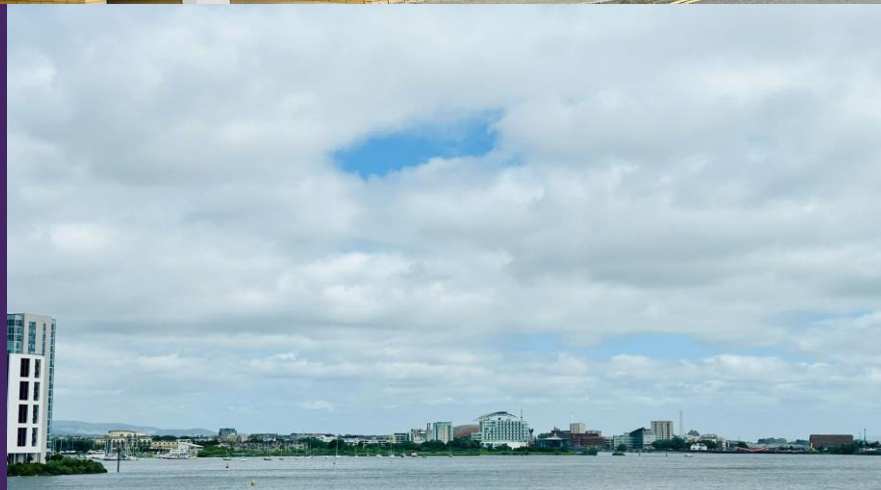
herbert r thomas

138 Empire Way

Cardiff, South Glamorgan, CF11 0JW

£1,250.00 PCM

Newly neutrally decorated 2nd floor Two Double bedroom spacious apartment with fantastic water views over the bay. The accommodation comprises; Two Double bedrooms with Ensuite shower room and Ensuite bathroom, open plan light and spacious living room with full height picture windows with lovely views, dining room and fully fitted kitchen with fridge freezer, hob, oven, microwave, washer/dryer and dishwasher. Lift access, electric heating and allocated parking. Close to International swimming pool, White Water Rafting Center and local supermarkets.



## Contacts

### Cowbridge Office

59 High Street,  
Cowbridge, CF71 7YL

01446 776374

rentals@hrt.uk.com

hrt.uk.com

### Energy performance certificate (EPC)

138, Empire Way, Cardiff, CF11 0JW	Energy rating <b>B</b>	Valid until 4 November 2028
	Condition Satisfactory	Customer contact 0300 1220 0000/0300 1220 0000

Property type: Mid-Rise Flat  
Total floor area: 79 square metres

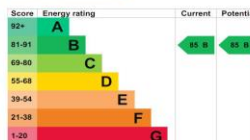
#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can view [guidance for landlords on the regulations and best practice](#) (https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/447444/guidance-for-landlords-on-the-regulations-and-best-practice.pdf)

#### Energy rating and score

This property's energy rating is B. It has the potential to be B.

[Click here to access the property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance