

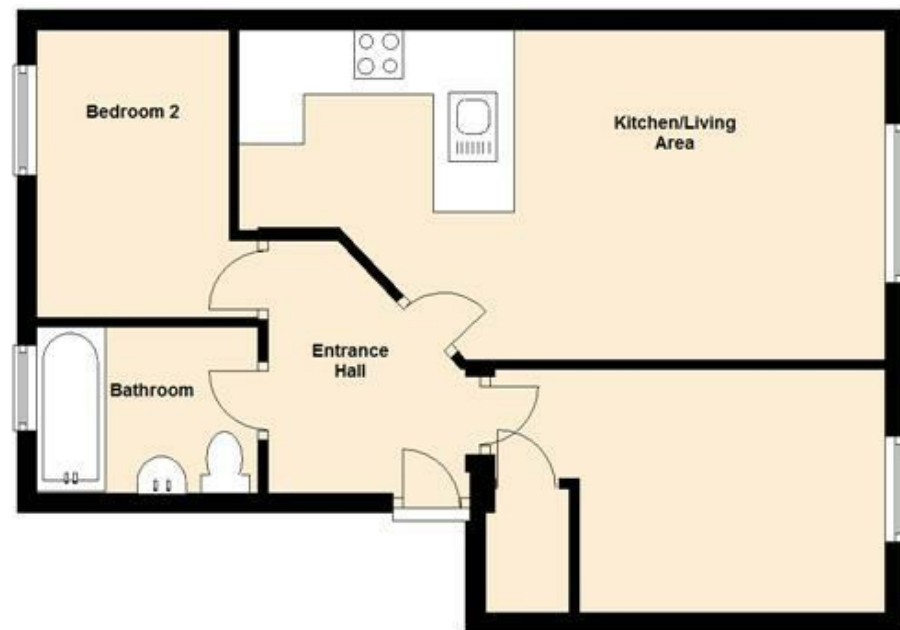
80 Harrison Way

4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

Ground Floor



SHEPHERD SHARPE

80 Harrison Way

Cardiff CF11 7GX

£900

A second floor two bedroom apartment situated in Windsor Quay, on the edge of Cardiff Bay, close to M4 links and easy access to Cardiff. Comprises communal entrance, private hallway with storage, open plan living/dining/kitchen, two bedrooms and bathroom. Electric heating, fitted carpets, laminate flooring, uPVC double glazing. Parking. Unfurnished. Available early November.

Energy Efficiency Rating	
Current	Potential
79	81

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



Private front door to hallway.

Hallway

Carpet, entry phone, recess for store cupboard.

Living/Dining/Kitchen

20'11" x 10'11" (6.40m x 3.35m)

Open plan living/dining/kitchen with uPVC double glazed window. Laminate flooring, space for table and chairs. Fitted kitchen with co-ordinating work tops, sink and drainer, electric hob, oven, extractor, washer/dryer, fridge/freezer, fan heater, tiled floor.

Bedroom 1

10'9" x 8'0" (3.28m x 2.44m)

uPVC double glazed window. Carpet, store cupboard.

Bedroom 2

9'8" x 6'5" (2.97m x 1.96m)

uPVC double glazed window. Carpet.

Bathroom

White suite comprising panelled bath with electric shower over, wash basin, wc. Tiled floor.

Communal Areas

Allocated parking space, visitor parking.

Council Tax

Band C £1,620.79 p.a. (24/25)

Post Code

CF11 7GX

Holding Deposit

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. Shepherd Sharpe 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.

