



Hern and Crabtree

TO LET

£975 Per Calendar Month

| LEWIS STREET | CARDIFF | CF11 6JY



THE PROPERTY

Welcome to Wellington House, Lewis Street, Cardiff! Step into the open plan living space that is both light and airy, creating a welcoming atmosphere for you to relax and entertain in.

This modern apartment boasts one double bedroom with a large walk in closet space, perfect for a single professional or a couple looking for a cozy space to call home. The Bi fold doors open onto a wrap around balcony with great views!

Further benefits include a lift, bicycle storage and the apartment has recently been redecorated. Conveniently located within walking distance to the City Centre as well as the Pontcanna neighbourhood, you'll have easy access to all the amenities, shops, and entertainment that Cardiff has to offer.

Available From August 2024. £975 PCM. Un-furnished. EPC Rating C. Council Band C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.