



TO LET

£950 Per Calendar Month

| CLARE STREET | CARDIFF | CF11 6BD







## THE PROPERTY

\* **BILLS INCLUDED**\* Welcome to this fully refurbished charming studio apartment located on Clare Street in the vibrant city of Cardiff. This property offers a cosy living space, double bed with fitted wardrobes and shower room, making it perfect for a single individual looking for a convenient city living experience.

Situated within walking distance to the City Centre, this studio provides easy access to all the amenities, shops, and entertainment that Cardiff has to offer. Whether you enjoy exploring the local cafes, restaurants, or shopping districts, everything is just a stone's throw away from your doorstep.

The studio apartment comes with brand new furnishings, ensuring that you can move in hassle-free and start enjoying your new home right away. Additionally, with bills included in the rent, you can have peace of mind knowing that your monthly expenses are taken care of.

Don't miss out on this fantastic opportunity to live in a well-appointed studio apartment in the heart of Cardiff. £950 PCM - Bills Included. EPC rating C. Available immediately.

 **1**
 **1**
 **0**
 **80**



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>	<b>80</b>	<b>80</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	



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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.