

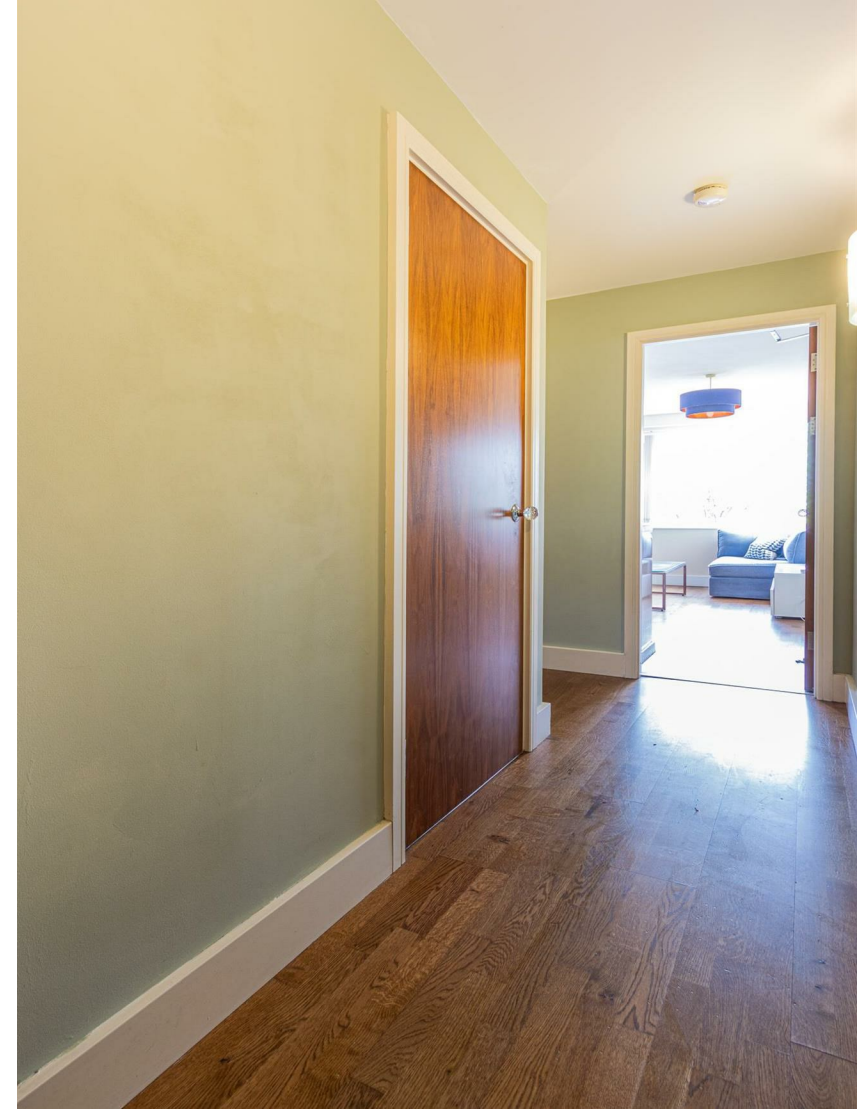
CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



FALCON DRIVE












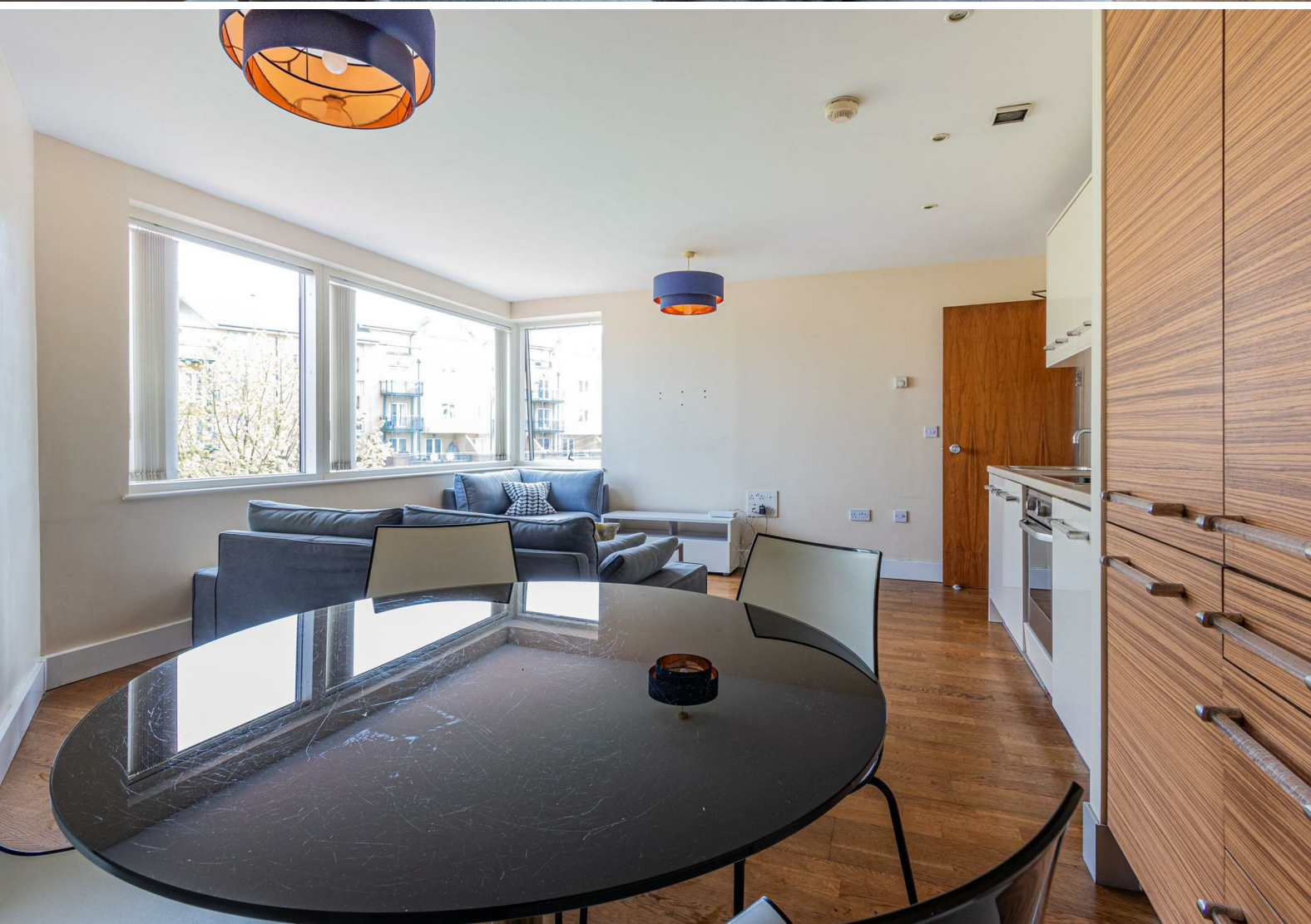
## FALCON DRIVE , CF10 4RA - £925 PCM

 1 Bedroom(s)  1 Bathroom(s)  532.00 sq ft

Jeffrey Ross are delighted to market this stylish one bedroom apartment in the popular Celestia development down Cardiff Bay. Ideally located with water views and within walking distance to Mermaid Quay, The Barrage and all other amenities Cardiff Bay has to offer. The property briefly comprises of entrance hallway with storage cupboard, spacious open plan kitchen living room with built in appliances and stunning water views, family bathroom with bath and shower overhead and a large double bedroom with built in wardrobes. The property further benefits from an allocated parking space and is offered fully furnished.

EPC Rating: Ordered (previously a D)  
Council Tax Band: D

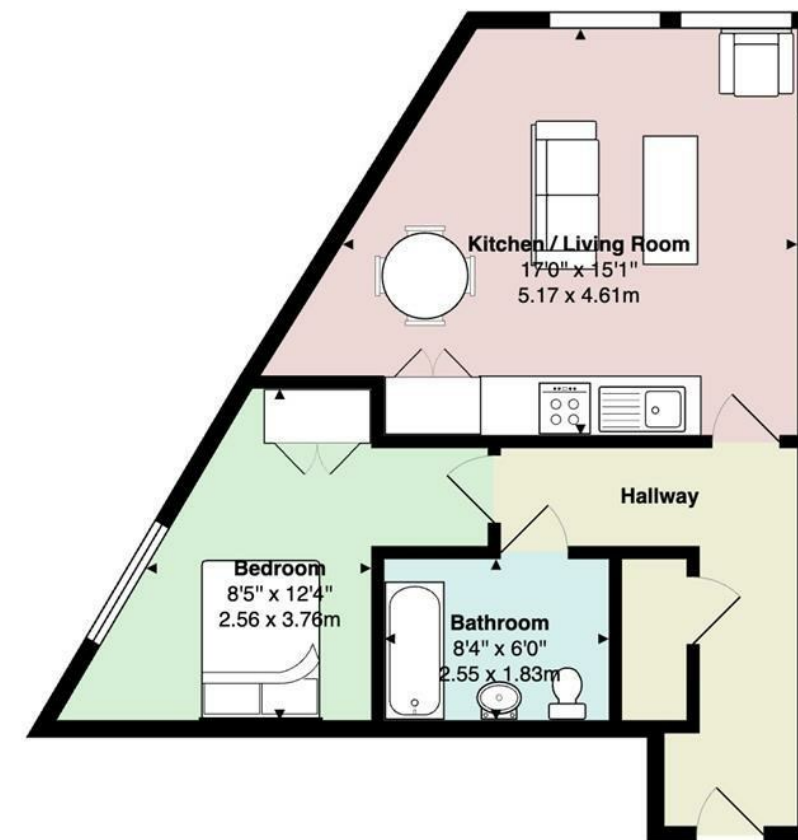
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



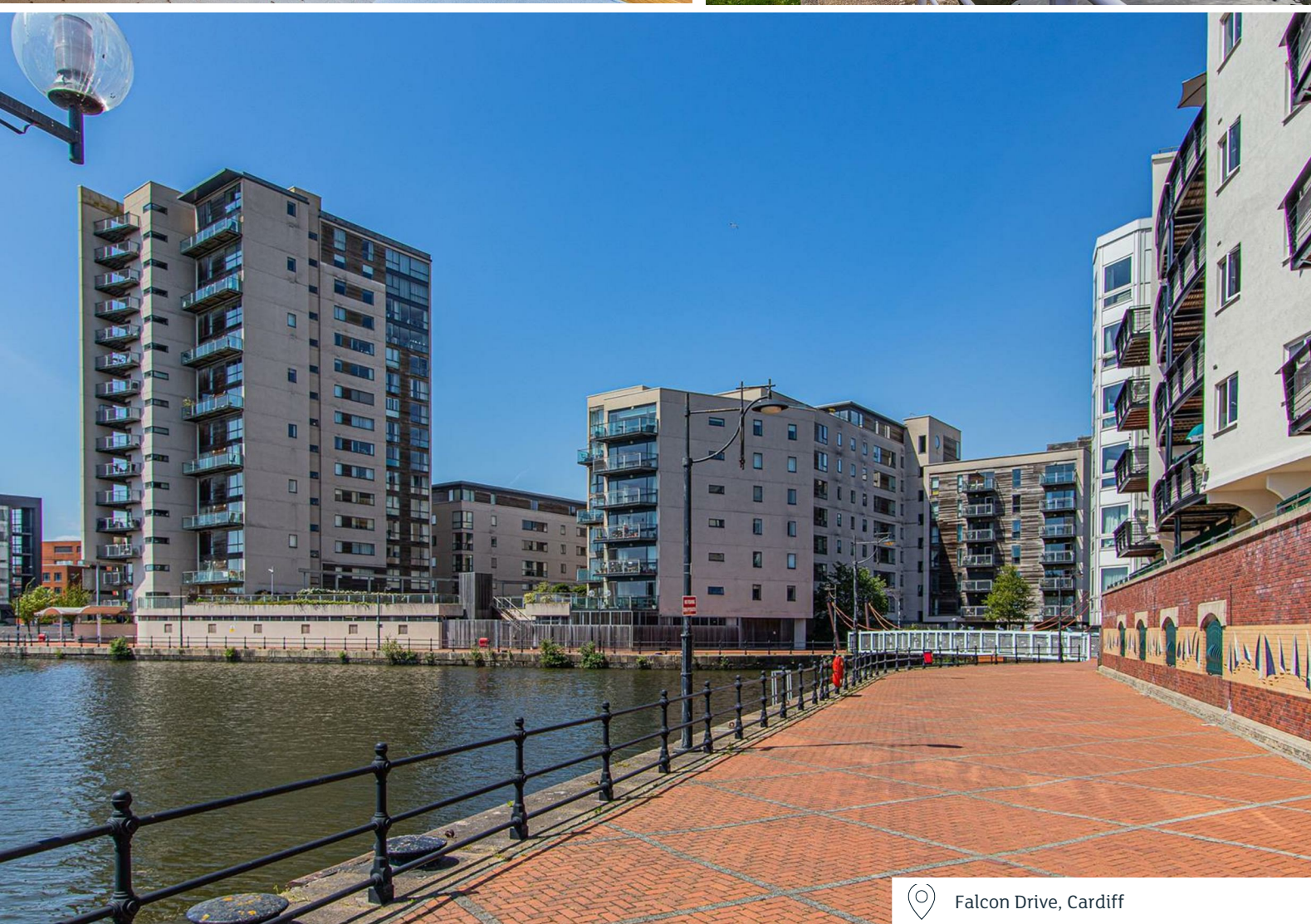
**PROPERTY  
SPECIALIST**  
Mr Gwyn Davies  
gwyn@jeffreycross.co.uk  
Lettings Manager



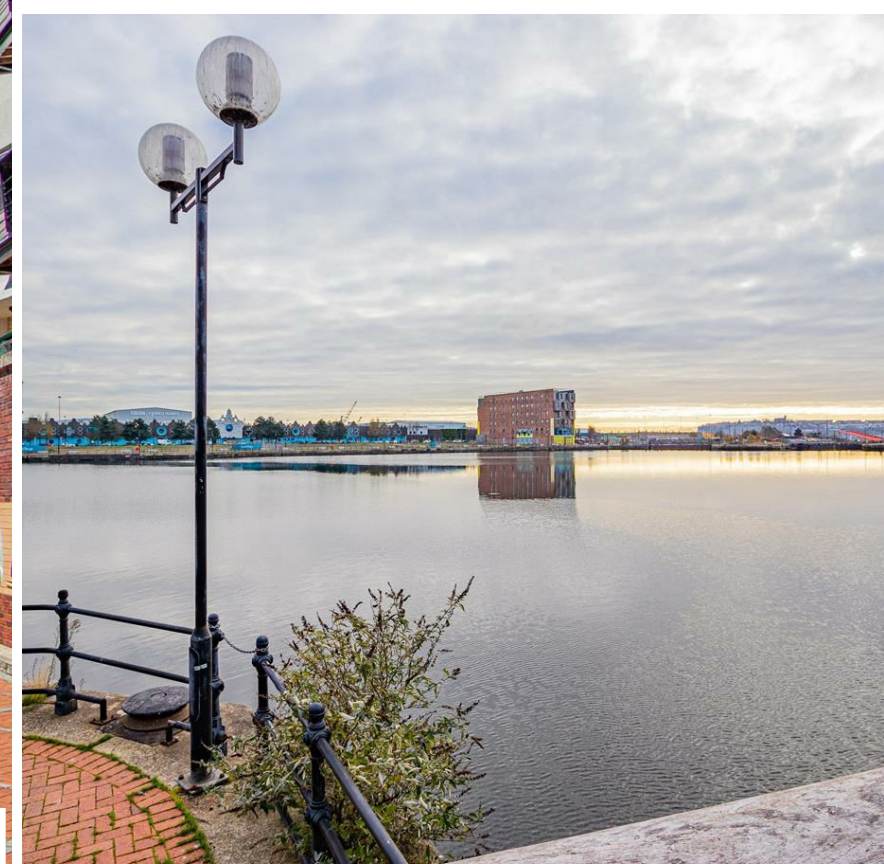




Atlas House  
Total Area: 532 ft<sup>2</sup> ... 49.4 m<sup>2</sup>  
All measurements are approximate and for display purposes only



Falcon Drive, Cardiff



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 