

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



HAXBY COURT  
CARDIFF BAY









## HAXBY COURT

CARDIFF BAY, CF10 4BH - £950 PCM



2 Bedroom(s)



1 Bathroom(s)



524.00 sq ft

Within walking distance of the City Centre and Cardiff Bay is this nicely presented, two bedroom modern town house situated in a quiet cul-de-sac. Located in Haxby Court, Felbridge Close, the property comprises of 1 double and 1 single bedroom, fitted kitchen, lounge/diner, bathroom & shower room. The property benefits parking to the front, small courtyard and being within walking distance of both Cardiff Bay and the City Centre. Unfurnished.

EPC RATING of C  
COUNCIL TAX BAND of 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

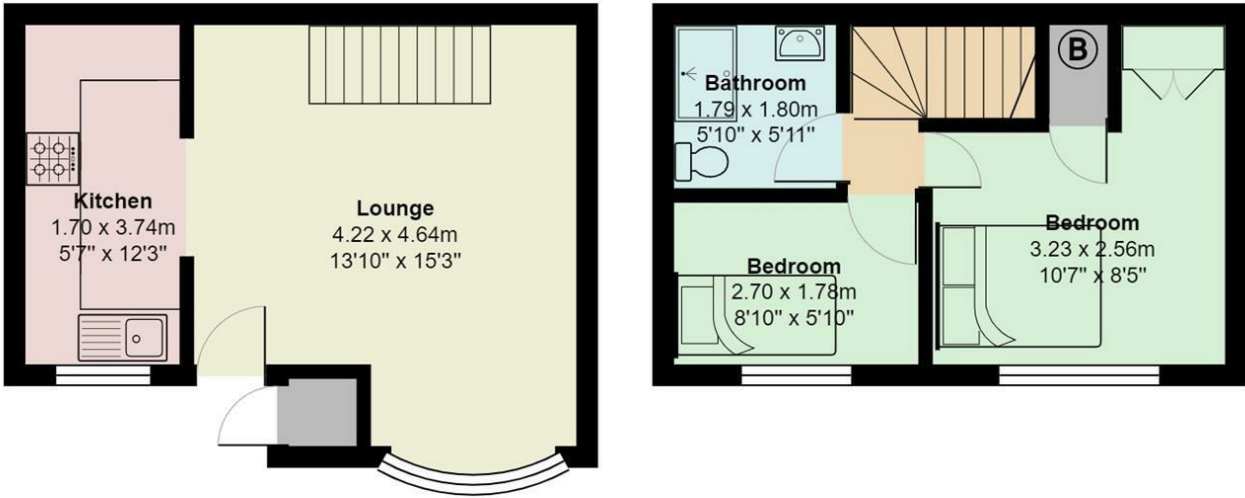
Mr Rhys Carter  
rhys.carter@jeffreygross.co.uk  
Lettings







# Haxby Court, Cardiff Bay



Total Area: 48.7 m² ... 524 ft²  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</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	