



**18b Taff Embankment, Cardiff, CF11 7BE**

**£995 PCM**

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## £995 PCM



### Introduction

We are excited to offer for rent this attractive two-bedroom, first floor apartment located on Taff Embankment in the sought-after area of Grangetown, Cardiff. This property is ideally situated to take full advantage of the nearby city centre amenities while enjoying serene views of the River Taff.

### Location Benefits

Set in an enviable location, this apartment is just a stone's throw away from Cardiff City Centre and the vibrant Cardiff Bay area. Residents will enjoy easy access to a variety of shops, restaurants, and entertainment options in Grangetown, all within walking distance. The property also benefits from excellent transport links, making it a perfect base for commuters.

### Apartment Features

Upon entering the apartment, you are greeted by a welcoming hallway that leads into a bright and airy open plan living area. This space includes a comfortable living room and a fully equipped kitchen with modern appliances, ideal for both relaxing and entertaining. The apartment houses two double bedrooms, each offering ample space and comfort. The family bathroom is well-appointed with contemporary fittings.

### Additional Highlights

The property boasts several attractive features, including UPVC double glazing that ensures a peaceful living environment, and gas central heating to keep the space warm and cozy throughout the year. The apartment's first-floor location allows for beautiful views across the River Taff, providing a tranquil backdrop to your home life.

### Ideal for Professionals

This apartment is perfect for professionals who are looking for a comfortable, well-connected, and scenic place to live. Its proximity to major city attractions, combined with the peacefulness of riverfront views, makes it an outstanding rental opportunity in Cardiff.

### Hallway

Enter via white wooden door, carpeted flooring, wall mounted radiator, intercom system, smooth ceiling and walls, stairs

leading to kitchen area, doors leading to bathroom and bedroom one, dual aspect UPVC double glazed windows to side aspect.

### Open Plan Kitchen / Living Area

Access via stairs from hallway, kitchen comprising of a range of base and eye level units, built in electric oven with gas hob and extractor unit over, stainless steel sink with draining board and mixer tap, wall mounted boiler, under counter fridge with ice box and washing machine, tiled splash back, smooth ceiling and walls, wall mounted radiator, UPVC double glazed window to rear aspect. Lounge area comprises of carpeted flooring, wall mounted radiator, smooth ceiling and walls, UPVC double glazed bay window over looking the river taff.

### Bedroom One

Enter via white wooden door, carpeted flooring, wall mounted double panelled radiator, smooth ceiling and walls, UPVC double glazed window to rear aspect.

### Bedroom Two

Enter via white wooden door, carpeted flooring, wall mounted double panelled radiator, smooth ceiling and walls, UPVC double glazed window to front aspect.

### Family Bathroom

Enter via white wooden door, bathroom comprising of a white three piece suite consisting of low level water closet, pedestal wash basin and panelled bath with shower head mixer, tiled flooring, walls tiled around bath, tiled splash back, electric shaver socket, smooth walls and ceiling with spot lights.

### Council Tax

Band C

### Financial Terms and Affordability Criteria

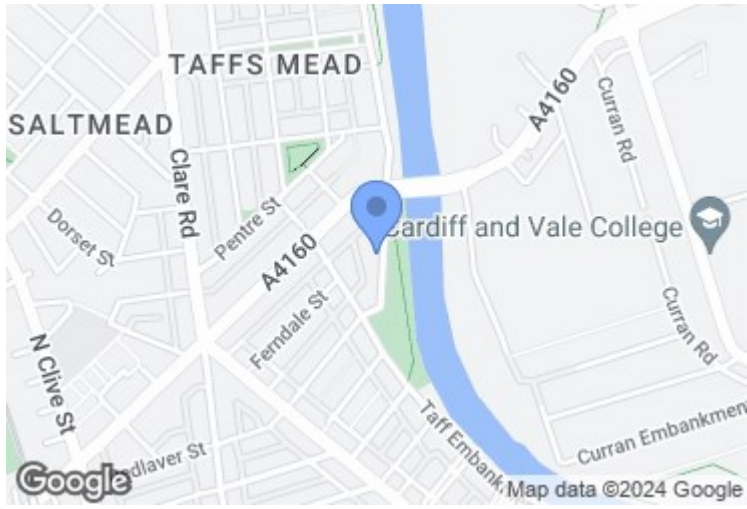
Monthly Rent: £1,100.00.

Security Deposit: £1,200.00, safely registered with the Deposit Protection Service (DPS).

Holding Deposit: £252.87, calculated by dividing the monthly rent by 4.35.

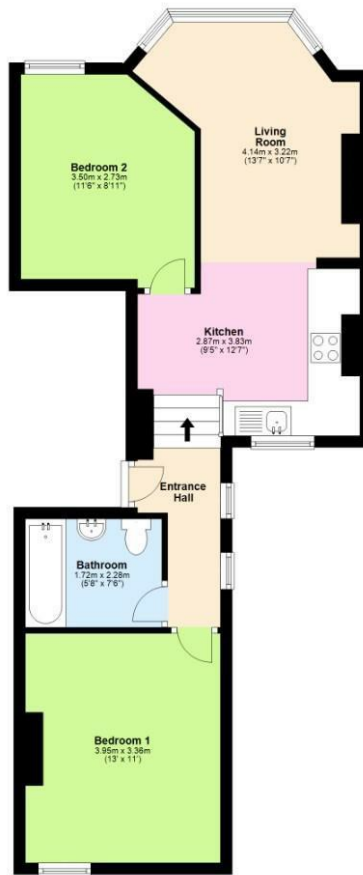
Income Requirement: To qualify, tenants must demonstrate a combined annual income of at least £33,000, which is 30 times the monthly rent, ensuring affordability.





### First Floor

Approx. 54.7 sq. metres (588.6 sq. feet)



Total area: approx. 54.7 sq. metres (588.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
75	81

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 02920 310 555

Email: [info@harryharper.co.uk](mailto:info@harryharper.co.uk)