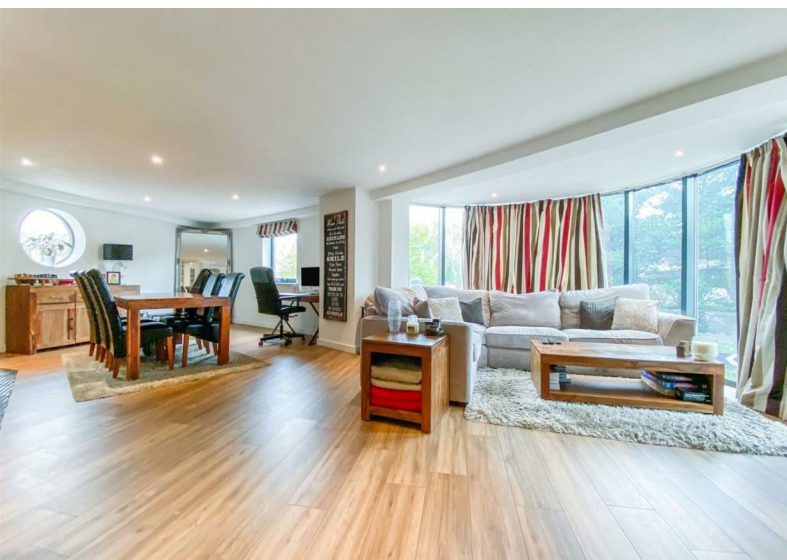




**Apartment 7, City Wharf Atlantic Wharf, Cardiff, CF10 4HG**

**£1,495 PCM**

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# Apartment 7, City Wharf Atlantic Wharf, Cardiff, CF10 4HG

## £1,495 PCM



### Description

We are delighted to present this tastefully decorated second-floor luxury apartment located in the sought-after City Wharf, Atlantic Wharf, Cardiff Bay. This property is perfect for those seeking modern, convenient living close to Cardiff City Centre and the vibrant Cardiff Bay area.

### Location

The apartment is ideally located close to Cardiff City Centre and the bustling Cardiff Bay area, offering an array of amenities, including shops, restaurants, bars, and entertainment options. The location also provides excellent transport links, making it easy to commute to other parts of the city and beyond.

### Open Plan Living Area

Upon entering the apartment, you are welcomed by a spacious open-plan living, kitchen, and dining area. The quality laminate flooring adds a touch of elegance, while the UPVC double glazed port hole window and large circular windows flood the space with natural light. The living area is furnished with a two-piece leather suite, a glass dining table with matching chairs, and a TV stand, making it a comfortable and stylish space for relaxation and entertainment.

### Kitchen Area

The modern kitchen is fully equipped with a range of base to eye level units, a stainless steel sink with drainer and mixer taps, an electric oven and hob with an overhead extractor unit, a washing machine, a dishwasher, and an upright fridge freezer. This well-designed kitchen ensures you have everything you need for convenient and efficient cooking.

### Shower Room

The shower room, accessed via a wooden door, comprises a white three-piece suite, including a low-level water closet, a vanity wash basin, and a walk-in shower. The room is finished with tiled floors, half-tiled walls, a mirrored wall above the water closet and wash basin, two glass shelves, and a wall-mounted electric towel rail and heater.

### Bedroom One

The master bedroom, accessed via a wooden door, is carpeted

and features spotlight ceiling, an electric storage heater, and a UPVC double glazed window. It comes fully furnished with a double bed, two bedside cabinets, a chest of drawers, and a wardrobe. The master bedroom also boasts an en-suite bathroom.

### En-Suite Bathroom

The en-suite bathroom features a white three-piece suite, consisting of a vanity wash hand basin, a low-level water closet, and a white panelled bath with an overhead shower and shower screen. The bathroom is complemented by tiled flooring, half-tiled walls, a mirror above the water closet and wash basin, two glass shelves, and a wall-mounted electric towel rail and heater.

### Bedroom Two

The second bedroom, also accessed via a wooden door, mirrors the master bedroom in terms of its carpeting, spotlight ceiling, electric storage heater, and UPVC double glazed window. This room is furnished with a double bed, two bedside cabinets, a chest of drawers, and a wardrobe, offering ample storage space.

### Parking

The property benefits from one allocated parking space, accessed via secure electronic gates, ensuring your vehicle is safe and conveniently close to your residence.

### Council Tax

Band F.

### Financial Terms and Affordability Criteria

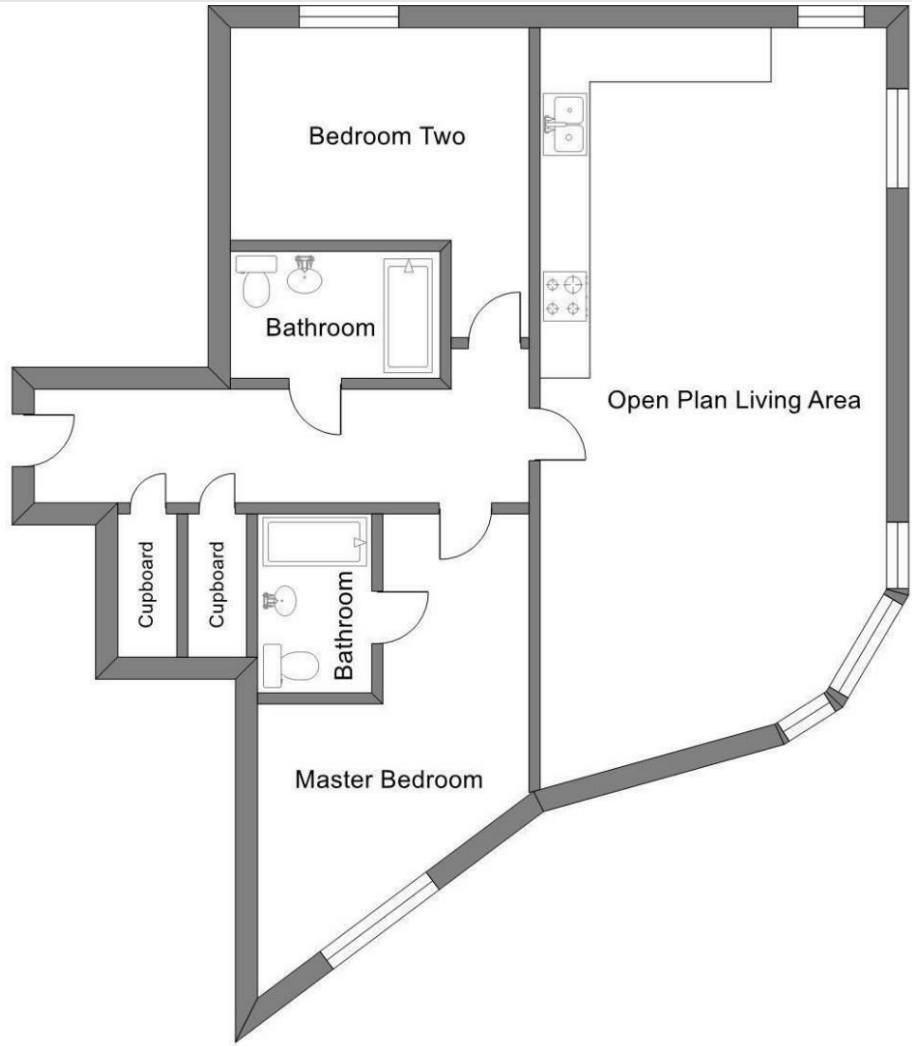
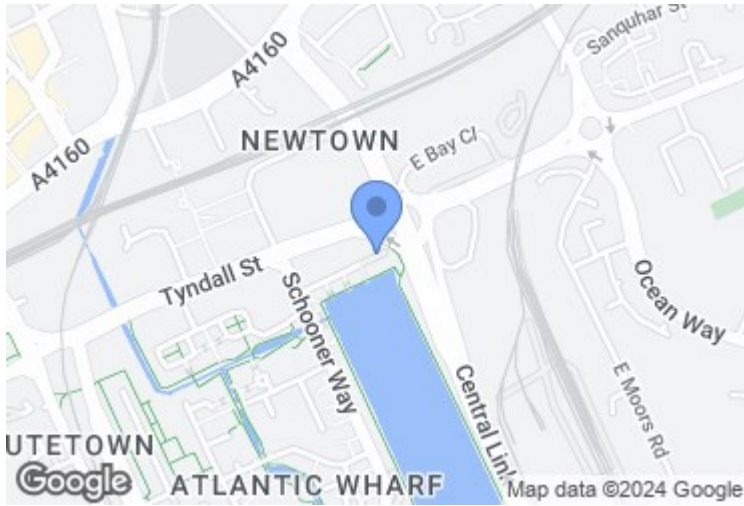
Monthly Rent: £1,700.00.

Security Deposit: £1,800.00, safely registered with the Deposit Protection Service (DPS).

Holding Deposit: £390.80, calculated by dividing the monthly rent by 4.35.

Income Requirement: To qualify, tenants must demonstrate a combined annual income of at least £51,000, which is 30 times the monthly rent, ensuring affordability.





Energy Efficiency Rating	
Current	Potential
84	85

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

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.