



# FITZHAMMON EMBANKMENT





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, CF11 6AR - £1,100 PCM



2 bedroom(s)



1 bathroom(s)



786.00 sq ft

Jeffrey Ross are pleased to market this newly redecorated two bedroom apartment in the ever popular development Millennium View in Riverside. Ideally located in this gated community with stunning views of the Principality Stadium and short walk to the amenities the City Centre have to offer. The property comprises of entrance hallway with storage cupboard, extremely spacious living room / diner with access to a fitted kitchen with appliances included with a balcony overlooking the River Taff, family bathroom with bath and shower overhead, double bedroom and large master bedroom with en-suite shower room. The property is offered unfurnished and further benefits from Gas Central Heating and allocated parking in the undercroft car park.

EPC Rating: Expired (previously a B), ordered new  
Council Tax Band: E

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

**Ms Gemma Simmonite**

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Lettings Negotiator





### 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>                            |                                                                                                                  |           |
| (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<br>2002/91/EC  |           |













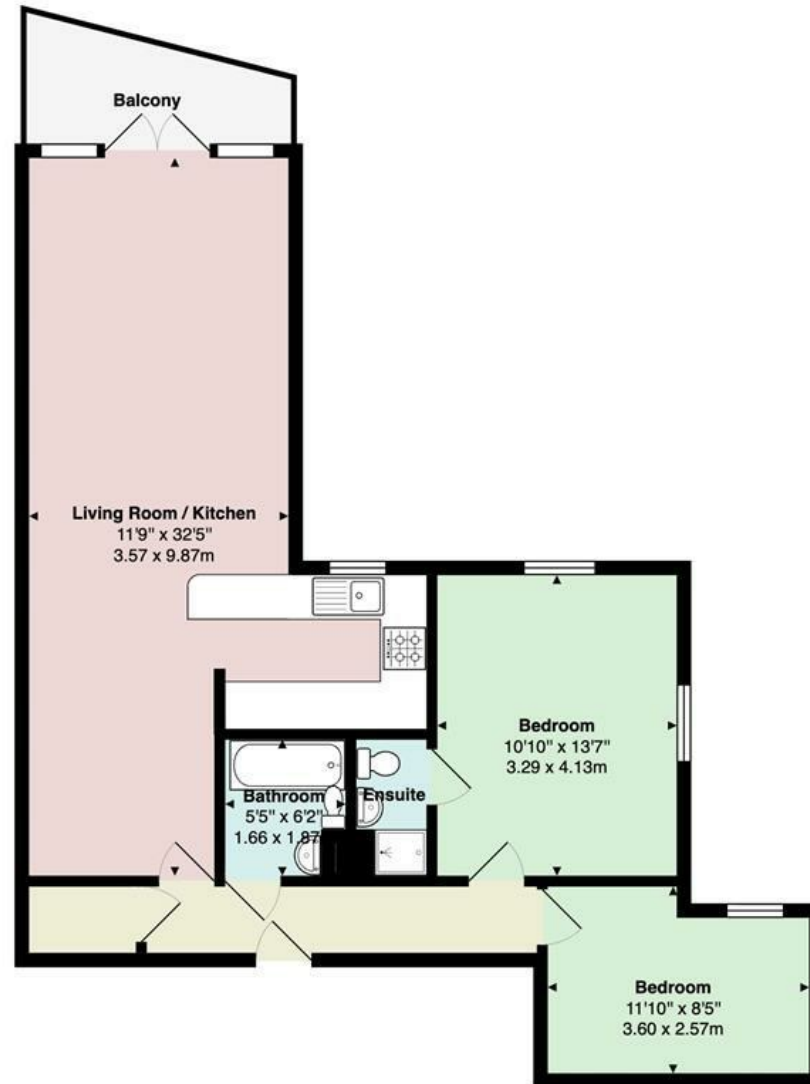




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Comments by Ms Gemma Simmonite



6 Millennium View

Total Area: 786 ft<sup>2</sup> ... 73.0 m<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross