



SALES & LETTINGS
— ANGELS —



Alexander Beau Court 82-88 Caerphilly Road

Birchgrove, Cardiff, CF14 4BB

£1,200 Per Month

REF: 19587658

ONLINE AND PHYSICAL VIEWING AVAILABLE

HUGE GARDEN

1 BEDROOM, 1 BATHROOM GROUND FLOOR FLAT - AVAILABLE NOW - £1,200 PER MONTH - BILLS EXCLUDED - AVAILABLE FULLY FURNISHED OR UNFURNISHED - MODERN - LOTS OF NATURAL LIGHT - PRIVATE GARDEN - SHARED BIKE STORAGE AND BIN AREA - FINISHED TO A HIGH STANDARD - FLEXIBLE CONTRACT END DATES (10,11 OR 12 MONTH CONTRACTS - SUITABLE FOR PROFESSIONALS AND STUDENTS

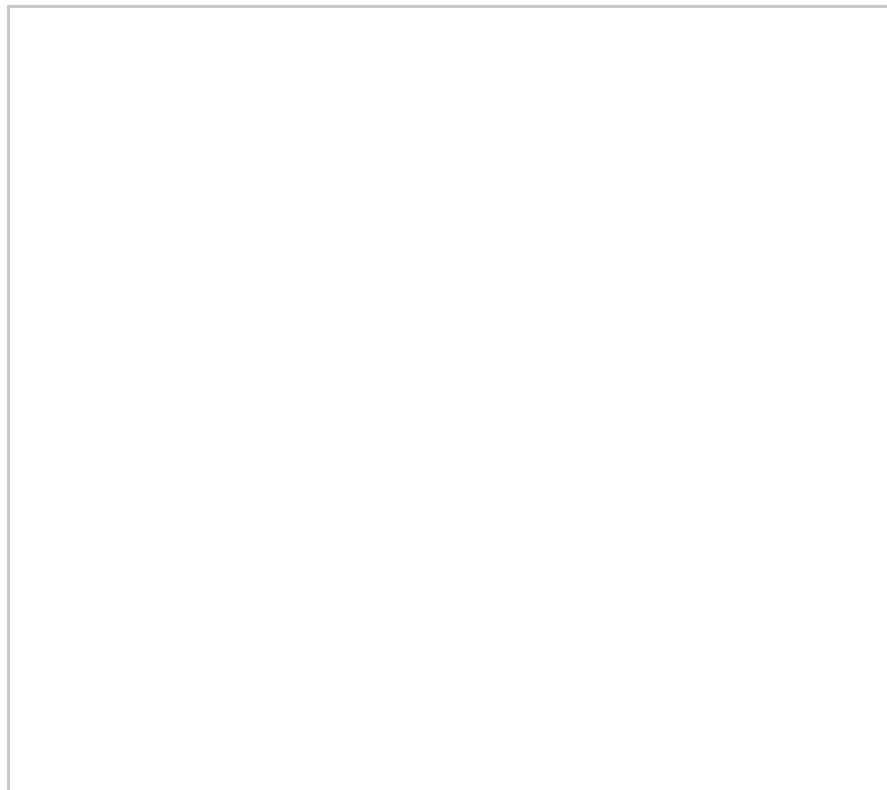
- Brand new apartment
- 1 bed 1 bathroom
- Super spacious and finished to the highest of standards
- Contract length can be negotiated
- Professionals and students welcome
- Available furnished OR unfurnished
- Available now!
- Huge private garden
- £1,200 a month (bills excluded)
- Secure bike shed and amazing public transport routes

Viewing

Please contact our Cathays Head Office Office on 02922331425 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



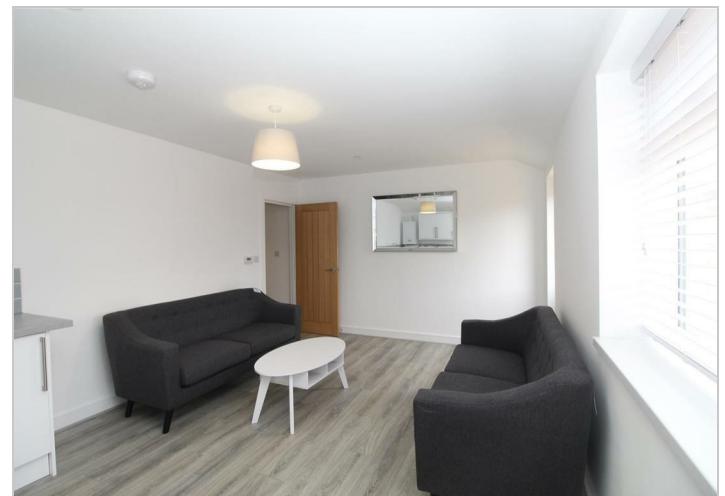
Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

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 firms employment has the authority to make or give any representation or warranty in respect of the property.