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CARDIFF

VALE

CAERPHILLY

BRISTOL





A well presented *FURNISHED* first floor two double bedroom apartment ideally located a short walk into the City Centre and Mermaid Quay in Cardiff Bay

Comments by Mr Nicky Pearcey

**Property Specialist**  
**Mr Nicky Pearcey**  
Lettings Negotiator

nicky@jeffreycross.co.uk



**Sorrento House, Cardiff Bay**



Total Area: 63.9 m² ... 688 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner





| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | 85                         | 87        |
| (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 |           |



# Vellacott Close

, Cardiff, CF10 4AR

PCM

£1,150 PCM



2 Bedroom(s)



1 Bathroom(s)



688.00 sq ft



Contact our  
*Pontcanna Branch*  
02920 499680

FURNISHED first floor two double bedroom apartment ideally located a short walk into the City Centre and Mermaid Quay in Cardiff Bay. Presented to a high standard the property comprises:- Entrance hall with storage cupboards, spacious lounge/diner and kitchen to include integrated fridge/freezer, electric hob, electric oven/grill, washer/dryer and dishwasher. Two bedrooms and shower room.. Electric heating. Secure door entry system and one allocated parking space. Video viewing available upon request.

EPC RATING of B  
COUNCIL TAX BAND of E

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. Seel and Co Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.





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