



SALES & LETTINGS
— ANGELS —



Alexander Beau Court 82-88 Caerphilly Road

Birchgrove, Cardiff, CF14 4BB

£1,100 Per Month

REF: 19588313

1 BEDROOM, 1 BATHROOM FLAT - AVAILABLE 13TH AUGUST 2026 - £1,100 PER MONTH - BILLS EXCLUDED - FULLY FURNISHED - MODERN - LOTS OF NATURAL LIGHT - SHARED COMMUNAL GARDEN - SHARED BIKE STORAGE AND BIN AREA - FINISHED TO A HIGH STANDARD - SUITABLE FOR PROFESSIONALS AND STUDENTS

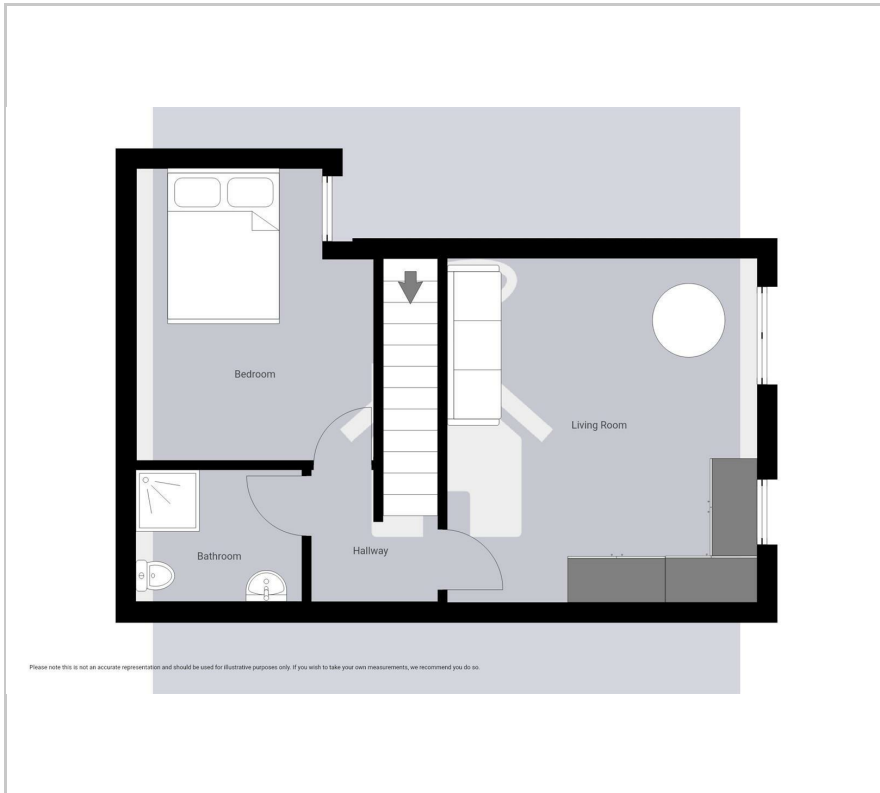
- 1 bedroom apartment
- Renovated in 2025
- Super spacious and finished to the highest of standards
- Contract available for 10 or 12 months
- Professionals and students welcome
- All students will require a UK based guarantor
- Fully furnished
- Available 13th August
- £1,100 a month
- Bills excluded

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