



**SALES & LETTINGS**  
— ANGELS —



## Alexander Beau Court 82-88 Caerphilly Road

Birchgrove, Cardiff, CF14 4BB

**£1,150 Per Month**

REF: 19587658

**HUGE PRIVATE GARDEN**

Video tour and matterport available

**1 BEDROOM, 1 BATHROOM GROUND FLOOR BRAND NEW APARTMENT - AVAILABLE IMMEDIATELY - £1,150 PER MONTH - BILLS EXCLUDED - AVAILABLE FULLY FURNISHED OR UNFURNISHED - SHARED BIKE STORAGE AND BIN AREA - FLEXIBLE CONTRACT LENGTH**

**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.

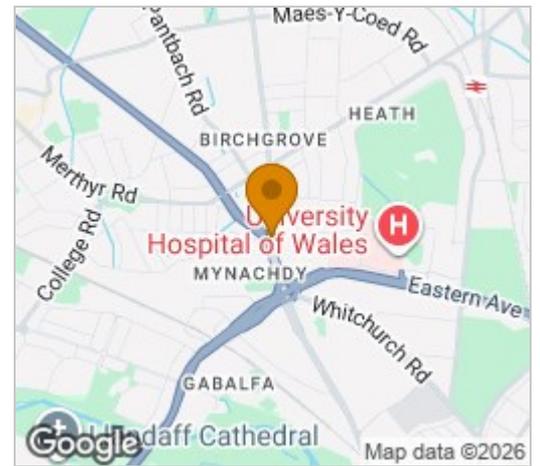
- Brand new one bedroom ground floor apartment
- 1 bathroom
- Super spacious and finished to the highest of standards
- Contract length can be negotiated
- Professionals and students welcome
- Available furnished OR unfurnished
- Available now!
- Huge private garden
- £1,150 a month (bills excluded)
- Secure bike shed and amazing public transport routes



## 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	



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