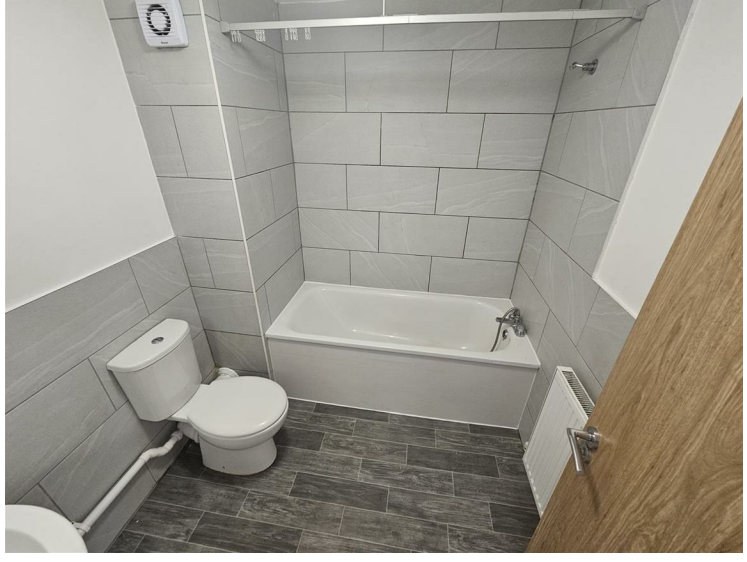


3 Tudor Lane, Riverside  
 Cardiff  
 CF11 6AZ

Entrance  
 Entrance Hall  
 Lounge Kitchen



Bathroom W.C.



Bedroom 1



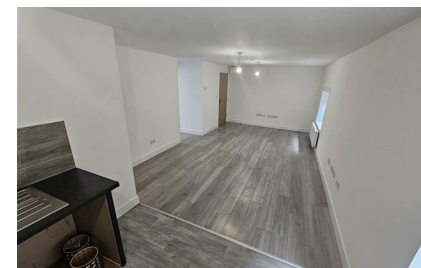
Bedroom 2

**VIEWING**  
 Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week.  
 Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>69</b>	
		<b>81</b>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



### 3 Tudor Lane, Riverside, Cardiff, CF11 6AZ



Really Must Be Viewed! At Tudor Lane Amid Of A Selection Of Commercial And Residential Premises And Being A Short Walk In To The City Centre Can Be Found This 'Quirky' Refurbished And Spacious Quality First Floor Self Contained Apartment. Good Sized Accommodation Is Offered By Way Of Communal Hall, Stairs & Landing, Very Large Open Plan Lounge Fitted Kitchen With Integrated Oven & Hob, Two Double Bedrooms And Tiled Bathroom W.C. & Shower. Upvc Windows. Gas Central Heating. Unfurnished. Available Now! Council Tax Band 'B' Energy Rating 'C'