



**SALES & LETTINGS**  
— ANGELS —



## 12 Alexander Beau Court, 82-88 Caerphilly Road

Birchgrove, Cardiff, CF14 4BB

**£1,400 Per Month**

REF: 19587854

ONLINE AND PHYSICAL VIEWING AVAILABLE

2 BEDROOM, 2 BATHROOM APARTMENT - AVAILABLE NOW - £1400 PER MONTH - BILLS EXCLUDED - AVAILABLE FULLY FURNISHED OR UNFURNISHED - MODERN - LOTS OF NATURAL LIGHT - SHARED COMMUNAL 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

### 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.

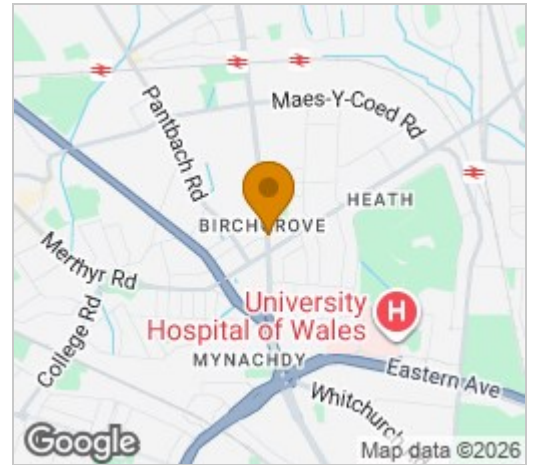
- Brand new apartment
- 2 bedroom 2 bathroom
- Super spacious and finished to the highest of standards
- AVAILABLE FULLY FURNISHED OR UNFURNISHED
- Professionals and students welcome
- All students will require a UK based guarantor earning in excess of £30000 PA
- Available now!
- 2 floor property
- Velux and bay windows
- £1,400 a month (Bills excluded)



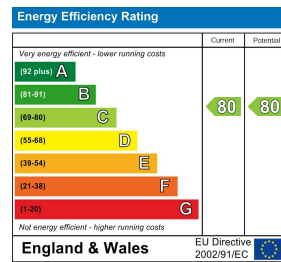
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.