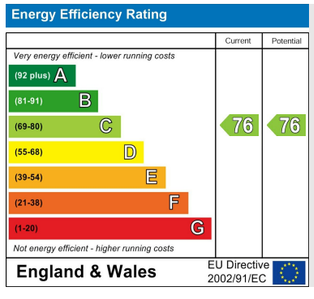


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm



SHEPHERD SHARPE



73 Burford Gardens

Cardiff CF11 0AP

£1,200 Per Month

A two bedroom second floor apartment with balcony and river views in Cardiff Bay with easy access to the city centre, transport links and all local services and amenities. Comprises entrance hall, open plan living/dining/kitchen, two double bedrooms, en-suite and bathroom. Gas central heating, uPVC double glazing, one allocated car parking space, visitors parking. Decorated throughout. Unfurnished (includes appliances). Available Immediately.







Communal hallway. Front door into apartment.

Hallway
Store cupboard with cloak rail and shelf above, airing cupboard, carpet, radiator, inset spot lights, door entry phone. Doors to all living accommodation.

Living/Dining/Kitchen
2493'5" x 1095'10" (760 x 334)
24' 11" x 10' 11" (7.60m x 3.34m) Living/Dining Area French doors with glazing to both sides giving access to balcony with river views, window to side. Carpet, radiator. Fitted kitchen with a range of base and matching wall units, contrasting work top with breakfast bar, stainless steel sink and drainer with mixer tap. Four ring gas hob, electric oven, extractor hood over, integrated fridge/freezer, dishwasher and washer/dryer. Tiled splash back, inset spot lights, radiator. Window to front.

Bedroom 1
1059'9" x 915'4" (323 x 279)
10' 7" x 9' 2" (3.23m x 2.79m) Window to side with river views. Large walk-in wardrobe with cloak rail and storage above, carpet, radiator. Door to en-suite.

En-Suite
Opaque window to side. White three piece suite comprising large walk-in shower enclosure, pedestal wash basin with mirror cabinet above and wc. Part tiled walls and fully tiled in shower enclosure. Inset spot lights, radiator.

Bedroom 2
1148'4" x 754'7" (350 x 230)
11' 6" x 7' 7" (3.50m x 2.30m) Window to front. Carpet, radiator.

Bathroom
Opaque window to front. White three piece suite comprising panelled bath, pedestal wash basin with mirror cabinet over and wc. Carpet, part tiled walls, inset spot lights.

Communal Gardens
Landscaped gardens with seating and river walks, communal bin store, one allocated car parking space.

Counctil Tax
Band E £2,455.27 (26/27)

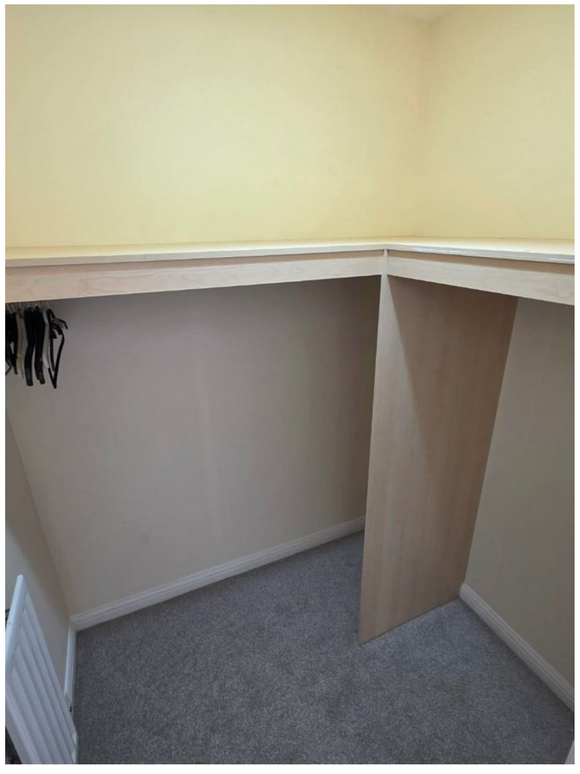
Post Code
CF11 0AP

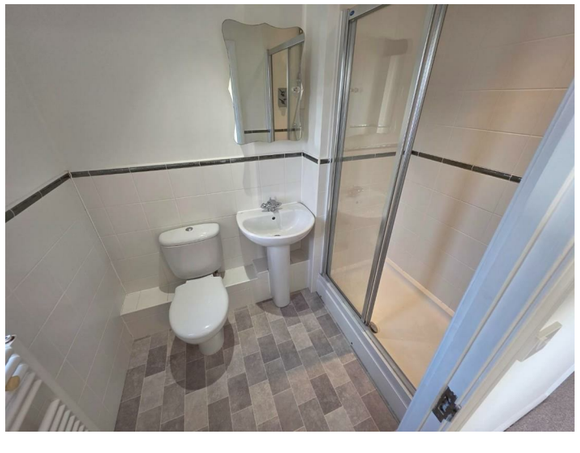
Secuirty Deposit
£1,200

Holding Deposit
A holding fee of one weeks' rent will be payable to

73 Burford Gardens







secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Shepherd Sharpe reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.