



## 8 Westbourne Court

Penarth CF64 5BS

£900 Per Calendar Month

HARRIS & BIRT



Harris & Birt are pleased to present to market this well positioned two bedroom first floor apartment in the sought after area of Penarth. The accommodation comprised of a large living space, fitted kitchen with oven and hob, family bathroom and two good sized bedrooms. Gas central heating and double glazing. The property benefits from access to the communal gardens and off road parking. The apartment is being offered as unfurnished and is available immediately. Council tax band C. EPC rating C. Rent £900pcm. Deposit £1000

Westbourne Court sits within the popular town of Penarth and is located within walking distance of Penarth Esplanade and Alexandra Park. The property benefits from good access to transport links that bring the major Welsh centres of Cardiff and Swansea within easy commuting distance.







HARRIS & BIRT

GROSS INTERNAL AREA

TOTAL : 674 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		73	76
	EU Directive 2002/91/EC		

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

