



Flat 4, 103 Paget Street, Cardiff CF11 7LF

£800 pcm



Property Summary

AVAILABLE MID MAY - exact date TBC

Modern and stylish maisonette located in the heart of Grangetown, just a short walk from both Cardiff Bay and Cardiff City Centre. Location also benefits from good links to M4 making the property perfectly located for young professionals. The property comprises entrance hallway, bedroom and bathroom with contemporary open plan kitchen/diner and living space to second floor.

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. We reserve the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the tenancy or failed to take reasonable steps to enter into the tenancy agreement.

Features

- ONE BEDROOM MASONETTE
- CONTEMPORARY CONVERSION
- OPEN PLAN LIVING SPACE
- UNFURNISHED
- EASY ACCESS TO CITY CENTRE
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR YOUNG PROFESSIONALS
- COUNCIL TAX BAND: C
- AVAILABLE MID MAY

Room Descriptions

First Floor

Entrance Hallway

Hallway with carpeted flooring, oak door to bedroom and stairs with under-stair storage space to second floor.

Bedroom

Carpeted flooring, electric heater and oak door to shower room.

Shower Room

White three-piece suite comprising w.c with dual flush, hand wash basin with mixer tap and double shower cubicle. Tiled floor and walls and chrome heated towel rail.

Second Floor

Kitchen/Diner

Modern fully fitted kitchen in grey high gloss topped with a wood work surface with stainless steel sink and drainer with mixer tap. Appliances include integrated electric oven with hob above and extractor hood over, fridge/freezer, dishwasher and washing machine. Open plan to dining area with large double glazed window.

Living Room

Large living room with carpeted flooring, large sky light windows, electric points and TV point.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	