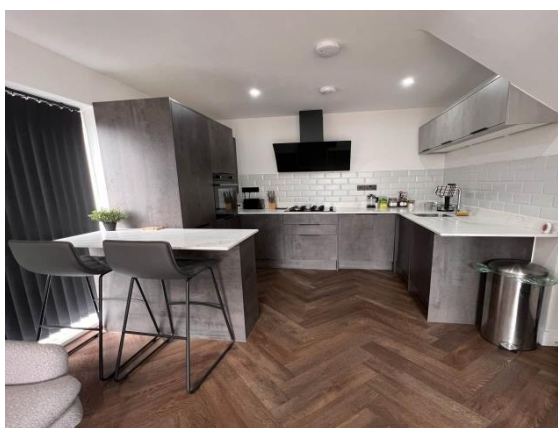
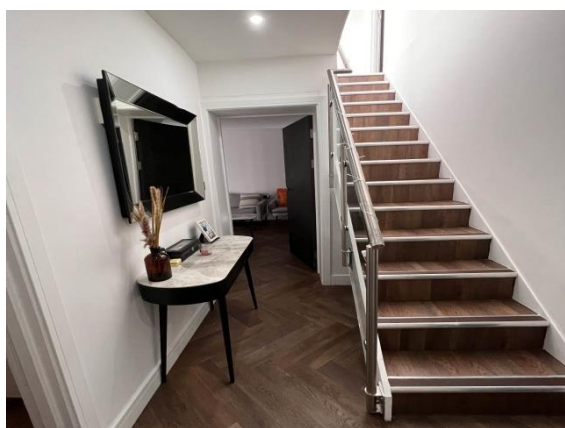




# CARDIFF STUDENT LETTING

OWNED AND RUN BY CARDIFF UNIVERSITY STUDENTS' UNION  
NO AGENCY FEES | (029) 2078 1525 | [CARDIFFSTUDENTLETTING.COM](http://CARDIFFSTUDENTLETTING.COM)



## Arbour Edge

, King George V Drive East, Heath, CF14 4ER

# Rental £1,550 pcm

2 bedroom Flat / Apartment available 01 July 2025

Cardiff Students Union, Park Place, Cardiff, CF10 3QN  
[info@cardiffstudentletting.com](mailto:info@cardiffstudentletting.com)

# 02920 781525

### Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00  
Wed 09.00 - 17.00; Thurs 09.00 - 17.00  
Fri 09.00 - 17.00; Sat Closed; Sun Closed



# CARDIFF STUDENT LETTING

OWNED AND RUN BY CARDIFF UNIVERSITY STUDENTS' UNION  
NO AGENCY FEES | (029) 2078 1525 | [CARDIFFSTUDENTLETTING.COM](http://CARDIFFSTUDENTLETTING.COM)

\* Furnished

## Description

Sleek, new build flat in the heart of Heath - located on King George V Drive just a short walk from the University Hospital, this large, modern, multi story 2 bed / 2 bathroom flat comes fully furnished and includes a washer-dryer and dishwasher. Each flat has 1 allocated parking space. The flats are self-contained and each has their own video doorbell for access along with private balconies. With the ideal location and unique layout, this property is not to be missed! Gas Central Heating. High Speed Broadband available. A holding deposit of one week's rent will be payable to secure the property. This will be deducted from the final balance payable upon contract signing, subject to a successful application. Cardiff Student Letting reserves the right to withhold this payment should the application procedure not be fulfilled. Whilst every attempt has been made to ensure the accuracy of the floorplan contained, it is a rough guide of the layout of the property and should be used as such. No responsibility is taken for any error, omission or misstatement.

## Accommodation

Balcony

Balcony

Bathroom

Bathroom

Bathroom (Downstairs)

Bathroom 2

Bedroom

Bedroom 1 (Downstairs)

Bedroom 2

Bedroom 2 (Upstairs)

Ensuite Bathroom

Hallway

Kitchen

Kitchen

Living room

Living Room

Top floor bathroom

Top floor courtyard

All measurements are approximate.

## Further Information

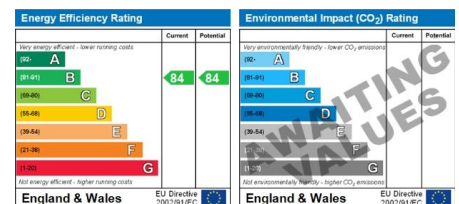
The deposit required is £1,550

The landlord is willing to rent this home to Student

The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-5702

Creation Date: 11/05/2025

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Cardiff Student Letting, 2025. Cardiff Student Letting Registered in England No.