



CARDIFF STUDENT LETTING

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



Arbour Edge

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

Rental £1,350 pcm

2 bedroom House available Now

Cardiff Students Union, Park Place, Cardiff, CF10 3QN
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



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* Furnished

Description

NO AGENCY FEES - Cardiff Student Letting is owned and run by Cardiff University Students Union. NEW BUILD SPACIOUS MODERN 2 BED & OFF ROAD PARKING. FULLY FURNISHED. Newly built beautiful modern one-bed ground floor apartment available to both professionals and students or for those looking to move. An amazing location opposite the University Hospital of Wales and Heath Park, with an easy commute to Roath, Cathays and the surrounding areas. This stunning contemporary build is fully furnished throughout and benefits from a large balcony, perfect for the summer and a free car parking space. Contemporary furnishings comprise a spacious lounge area. The kitchen has ultra-modern amenities including a Dishwasher and Washer/Dryer. Including ample storage cupboards with sleek marble tops and a Breakfast area with Bar stools. The bedroom also benefits from a Double Ottoman Bed that provides a huge amount of additional storage under the bed. The apartment has installed the latest technology communicator system with a doorbell screen monitor so you can see (and talk to) who's at the front door. Other information: Located a stone's throw from the leafy trails of Heath Park, Arbour Edge consists of nine contemporary apartments with parking. The development balances modern design features with homely touches and a range of outdoor spaces, including terraces and balconies. This newly built development consists of a collection of eye-catching modern apartments. As well as being architecturally striking from the exterior, the layout of each apartment has been considerably planned to provide suburban living that's both practical and welcoming. Gas Central Heating. High Speed Broadband available. A holding deposit the equivalent of 1 week's rent per person 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. Property Ref: inst-5006

Kitchen

Living Room

All measurements are approximate.

Further Information

The deposit required is £1,350

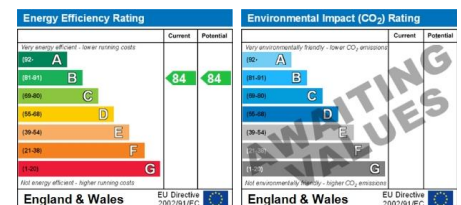
The landlord has requested to include Name of Permitted Person who can live at the Property with Named Tenant on the Contract: Full name : Matthew Evans
Email : Matthew.evans@doctors.org.uk
Tel: 07528 525645

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 (CO₂) 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Creation Date: 27/06/2025

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.