



Estate & Letting Agents

Lock Keepers Court, CF10 3EZ

**£1,000 Monthly**

**TO LET**



### Property Features:

- Furnished
- Third floor apartment
- 2 Double Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Open Plan Living Room / Fitted Kitchen
- Two Allocated Parking Bays

## Description


**\*\*LOCATED IN CARDIFF WITHIN WALKING DISTANCE TO CITY CENTRE\*\*TOP FLOOR APARTMENT\*\*IDEAL LOCATION\*\*2 DOUBLE BEDROOMS\*\*TWO ALLOCATED PARKING SPACES\*\*PART FURNISHED\*\*PROFESSIONAL APPLICANTS ONLY\*\*WATER RATES INCLUDED\*\*RENT £1000PCM\*\*HOLDING DEPOSIT £200.00\*\*RENT REMAINDER £800.00\*\*BOND £1100\*\***

JW Homes are delighted to OFFER FOR RENT this Well Presented Third floor apartment situated in Cathays, Cardiff within walking distance to Cardiff City Centre and easy access to local amenities, major road networks and rail links and leisure centre. Accommodation briefly comprising 2 Double Bedrooms with the master bedroom benefiting from Ensuite Facilities, Open plan living/dining room and fitted kitchen with family bathroom with shower facilities. Further benefits include double glazing, Economy 7 heating system and two allocated private parking spaces.

WATER RATES INCLUDED, STUDENTS AND PROFESSIONAL APPLICANTS ONLY, NO PETS, NO SMOKERS. EPC RATING: D  
COUNCIL TAX BAND - E

RENT £1000.00  
HOLDING DEPOSIT £200.00  
REMAINDER £800.00  
BOND £1100.00

## EPC Certificates

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A			(92- A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	62	62	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G	3	3
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	