



## Whitchurch Road

Gabalfa  
Cardiff  
CF14 3LX

**Rent: £705 pcm**

1 bedroom Flat / Apartment available Now  
Holding Deposit and Permitted Payments  
May Apply



\* Furnished

**Situation**

AVAILABLE 2nd MAY 2024 Please watch the video tour for this property <https://youtu.be/HbfAjjV71pg> 1st floor flat one bedroom flat above a cafe on Whitchurch Road. The flat has been freshly painted but is generally dated throughout. Gas central heating and double glazed. You will need to be earning at least £21.5k per annum and YOU MUST HAVE a UK based home owner guarantor. Council Tax band - B

**Accommodation**

Bathroom

Bathroom > Fire Escape

Bedroom

Entrance & Stairs

Kitchen

Kitchen > Boiler Cupboard

Landing

Living Room

All measurements are approximate.

**Further Information**

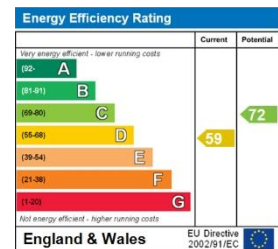
The deposit required is £881.25

The landlord is willing to rent this home to Employed, Self Employed, Unemployed, Student, Own Means, Retired, Company, Council

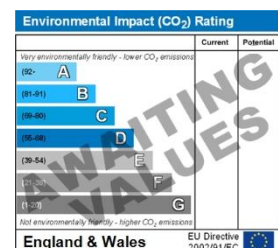
The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

**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.

**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 © Pinnacle Property (Cardiff) Ltd, 2024. Pinnacle Property (Cardiff) Ltd Registered in England and Wales No. 3355056