



Edwards & Co
property sales & lettings

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The Hayes,
City Centre.
CF10 1BF.

1,000 Monthly *



- **AVAILABLE MAY**
- Fabulous one bedroom apartment
- Modern Fitted Kitchen
- Part furnished
- Cardiff City Centre Location
- St Davids 2 Hayes Development
- Sorry no pets or smokers

Ref: PRA53395

Viewing Instructions: Strictly By Appointment Only

General Description

****AVAILABLE MAY**** We are delighted to offer for rent this one bedroom apartment in the fantastic Hayes Development St Davids 2. Part furnished. Early viewing's recommended.

Accommodation



Entrance

Communal entrance leading to hallway.

Communal Entrance Hall

Tiled floor, neutral decoration, lifts and staircase to all floors. Wooden doors to apartments.



Entrance Hallway

Painted ceiling, down lighters, painted walls, cupboard housing ventilation system, electric consumer box, washer/dryer, laminate floor, wooden doors to all rooms.



Bathroom (7' 10" x 5' 7") or (2.38m x 1.71m)

Painted ceiling, down lighters, extractor fan, fully tiled walls and floor, three piece white bathroom suite comprising panelled bath with chrome mixer tap and overhead shower, glazed shower screen, low level wc, wash hand basin with chrome mixer tap and storage unit beneath, chrome towel rail, wooden shelves with mirrors.



Bedroom (13' 4" x 8' 10") or (4.07m x 2.69m)

Painted ceiling, down lighters, extractor fan, smoke alarm, painted walls, carpet, composite double glazed window with Juliet balcony, built in wardrobe with sliding doors and mirror.

Open plan kitchen/dining and living room



Lounge (17' 8" x 9' 9") or (5.38m x 2.97m)

Painted ceiling, down lighters, painted walls, laminate floor, TV aerial socket, composite French doors opening onto Juliet balcony.



Kitchen (7' 8" x 6' 10") or (2.34m x 2.08m)

Painted ceiling, extractor fan, down lighters, painted walls with brushed steel splashbacks, range of wall, base and drawer units with chrome handles, inset bowl and chrome mixer tap, Neff electric hob and oven, built in dish washer, built in fridge, laminate floor, telephone entry system.

Communal Area

Laid to lawn, benches, outside lighting, shrubs, pebbled and paved areas, trees, hedges, mature borders.

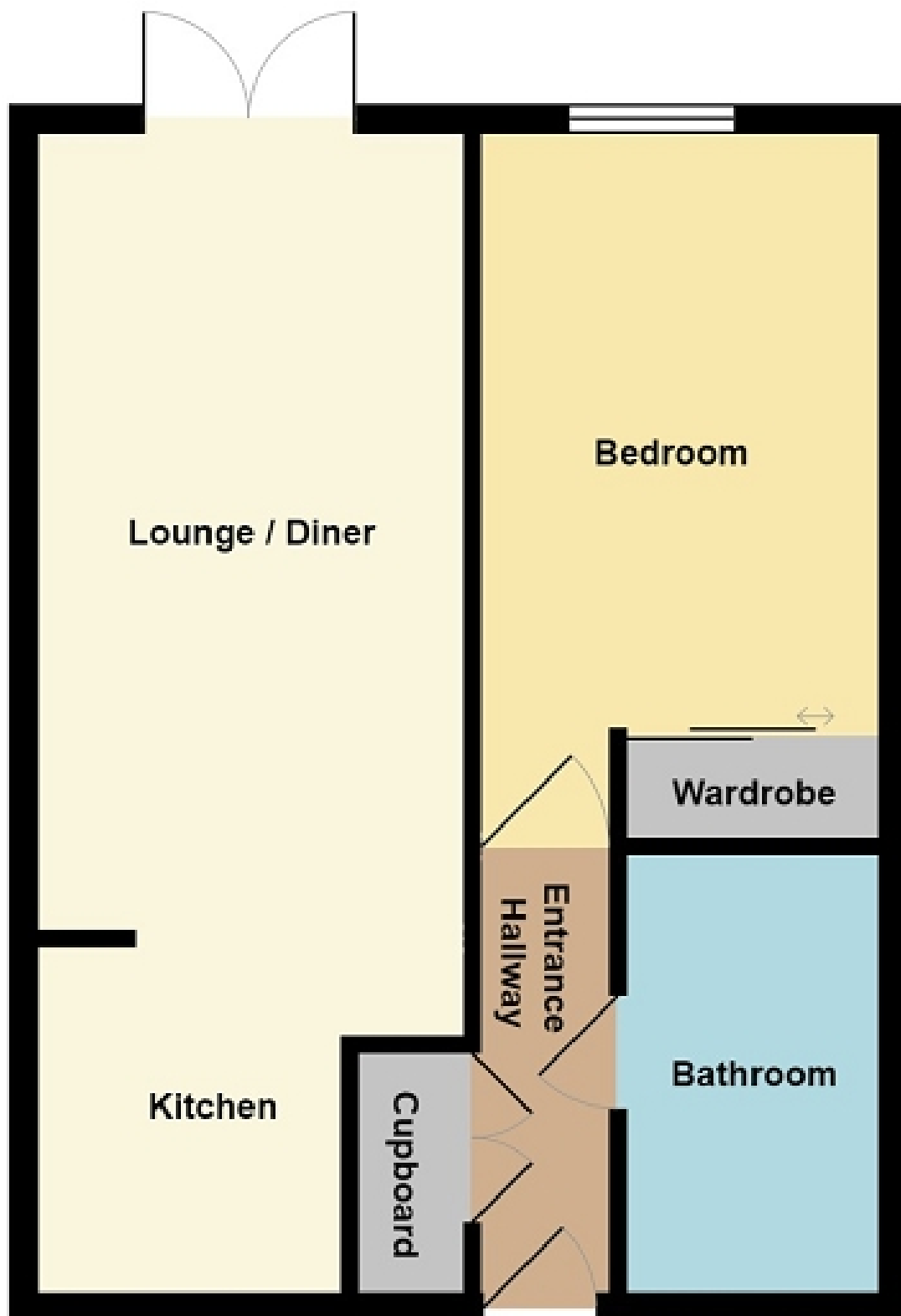
Services

Mains electricity, mains drainage, mains water. Not Tested.

EPC Rating:85

Council Tax

Band E



Total Area: 479 ft² ... 44.5 m²

All measurements are approximate and for display purposes only

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

