



Edwards & Co
property sales & lettings

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**Stembridge House
The Crescent
Llandaff
Cardiff
CF5**

£1,700 Monthly



- SUPERB 3 DOUBLE BED APARTMENT THE CRESCENT, LLANDAFF
- ideal for professional's sharing
- Large living space and kitchen + utility + balcony
- Brand new shower room
- Top floor with lift access + allocated parking
- Close to Llandaff High Street and Pontcanna Fields
- First class school catchments
- Rarely available
- NOT TO BE MISSED



Ref: PRA53497

Viewing Instructions: Strictly By Appointment Only

General Description

SUPERB 3 DOUBLE BED APARTMENT AT THE CRESCENT LLANDAFF - IDEAL FOR PROFESSIONALS SHARING* Edwards and Co are delighted to present for let this fantastic and recently improved three double bedroom executive apartment in The Crescent, Llandaff. The property boasts a prime location just a short walk from the amenities of sought-after Llandaff High Street, Pontcanna and Cardiff City centre, and just a stone's throw from Llandaff fields. Situated on the top floor, this apartment briefly comprises three double bedrooms, kitchen, lounge with a balcony, separate utility room, and a brand new shower room. The property further benefits from allocated parking and lift access. Don't delay, enquire today! Holding fee payable: £390.80 (Equivalent of one week's rent, fully refundable upon successful referencing, Deposit: £1800, Council tax band: F, EPC rating: C



Lounge



Outside



Views

View from Balcony



Lounge

Spacious lounge with balcony

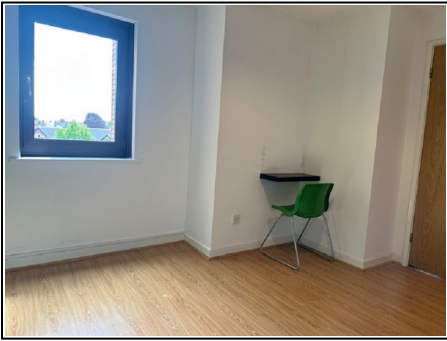


Lounge Second Angle



Kitchen

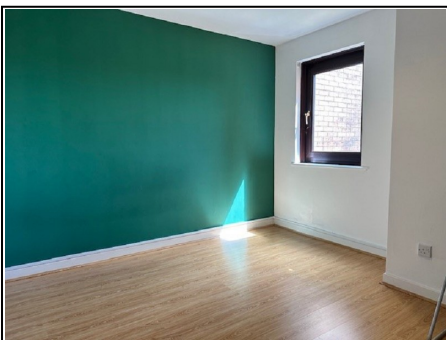
Fitted kitchen with integrated white goods including dishwasher, fridge/freezer oven and hob.



Bedroom



Bedroom 2



Bedroom 3



Outside Space



Parking

Allocated parking



Commnal Hallway

Communal area with lift access

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:72


Tenure

We are informed that the tenure is


Council Tax

Band F

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. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

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.