



Edwards & Co
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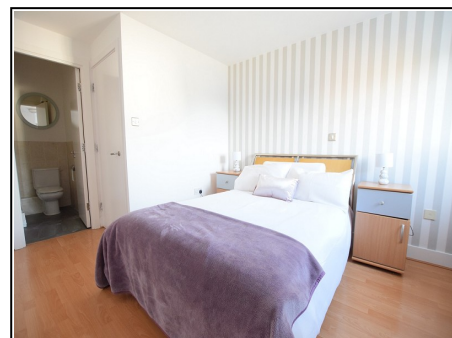
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**The Aspect Queen Street
City Centre
Cardiff
CF10**

£1,400 Monthly



- 2 DOUBLE BEDROOM APARTMENT - AVAILABLE NOW
- OPEN PLAN LOUNGE/DINING/KITCHEN
- BALCONY OVERLOOKING CITY
- FURNISHED
- DESIGNATED PARKING SPACE AND CONCIERGE
- RENT £1400 PCM BOND £1500
- MINIMUM TERM 12 MONTHS
- EPC RATING C COUNCIL TAX BAND E
- HOLDING DEPOSIT £325.58*CONDITIONS APPLY
- LET AND MANAGED BY EDWARDS AND CO



Ref: PRA53699

Viewing Instructions: Strictly By Appointment Only

General Description

AVAILABLE NOW, City Centre, 2 bedroom furnished apartment. Open plan living/dining/kitchen with balcony. Concierge service and allocated parking space



Communal Entrance

Security controlled and spacious concierge area. Tiled floor, concierge desk, allocated mail box, staircase and lifts to all floors.



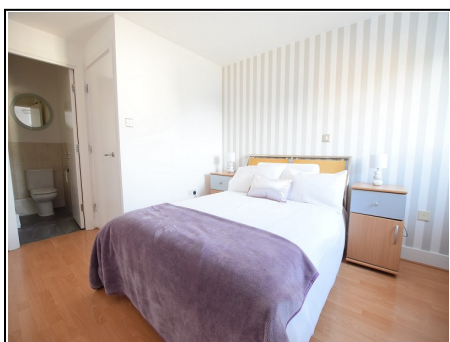
Communal Lift Area

Smooth plastered and painted ceiling, spotlights, smoke detector, fire alarm, smooth plastered and painted walls, carpet, power points, fire door providing access to inner communal hallway.



Entrance Hallway

Welcoming entrance hallway with neutral, modern decor providing access to bedrooms 1 and 2 , bathroom and kitchen/living/dining area.



Principal bedroom with en-suite shower/wc (11' 5" Max x 10' 6" Max) or (3.47m Max x 3.21m Max)

Smooth plastered and painted ceiling, single light pendant, smooth plastered and painted walls, aluminium double glazed window, laminate floor, power points, Economy 7 electric heater, fitted wardrobe with hanging rail and shelves, door to en-suite shower room.



En Suite Shower Room

Smooth plastered and painted ceiling, spotlights, extractor fan, part smooth plastered and painted walls, part tiled walls, no slip floor covering, electric shaver socket, wall mounted mirror, glass shelf, three piece suite comprising shower cubicle with glazed entry door, pedestal wash hand basin with chrome mixer tap, low level wc with push button flush, Dimplex heater.



Bedroom 2 (8' 1" x 7' 8") or (2.47m x 2.34m)

Smooth plastered and painted ceiling, single light pendant, smooth plastered and painted walls, laminate floor, power points, aluminium double glazed window, power points, Economy 7 electric heater.



Bathroom (6' 0" x 7' 5") or (1.83m x 2.27m)

Smooth plastered and painted ceiling, spotlights, extractor fan, part smooth plastered and painted walls, part tiled walls, anti slip floor covering, three piece white suite comprising panelled bath with chrome mixer tap, shower over, glazed shower screen, wash hand basin with chrome mixer tap built into vanity unit, low level wc with concealed tank, Dimplex heater, cupboard housing hot water tank and immersion, shaver socket, wall mounted mirror.



Open plan lounge/dining room

Smooth plastered and painted ceiling, spotlights, smooth plastered and painted walls, laminate floor, power points, Economy 7 heater, two wall lights, digital NTL point, glass shelf with mirrors and cupboard beneath, aluminium double glazed window, aluminium double glazed door giving access to balcony.



Kitchen (6' 2" Max x 11' 9" Max) or (1.89m Max x 3.59m Max)

Smooth plastered and painted ceiling, single light pendant, smooth plastered and painted walls, laminate floor, range of wall, base and drawer units with beach effect work tops, inset 1 1/2 bowl stainless steel sink with chrome mixer tap and draining board, integrated electric 4 ring hob with splash back above, stainless steel cooker hood, built in oven and grill, integrated Kenwood micro wave/oven, space for fridge/freezer, built in wine rack, power points, plinth heater.



Lounge Area

As described and providing a stylish, beautifully re-decorated living area with doors opening on to the balcony.



Balcony

Spacious, decked outside seating/relaxing space overlooking the City Centre with metal balustrade and wooden hand rail.



Allocated Parking

Security controlled private/gated parking area with allocated Bay 65 on upper floor,

Agents Note

*Please note property will differ from photographs as property is currently tenanted and photographs were prior to tenant moving in.

Services

Mains electricity, mains water, mains drainage.

EPC Rating:71

Tenure

We are informed that the tenure is

Council Tax

Band E



Approximate total area⁽¹⁾
702.13 ft²
65.23 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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		84
(69-80) C	71	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	75	77
(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.