



## Admiral House

Newport Road, City Centre, Cardiff, CF24 0DP

# Rental £690 pcm

2 bedroom Flat / Apartment available Now

Senghennydd Road, Cathays, Cardiff, CF24 4AY  
[info@letmc.com](mailto:info@letmc.com)

## 020 666 4444

### Opening Times

Mon 09.00 - 18.00; Tues 09.00 - 18.00  
Wed 09.00 - 18.00; Thurs 09.00 - 20.00  
Fri 09.00 - 18.00; Sat 09.00 - 13.00; Sun Closed

- \* Furnished
- \* Central heating

- \* Central location
- \* Stunning wrap around balconies

- \* Parking

## Situation

Welcoming you to 199 Admiral House -Three bedrooms -Spacious Living Room / Diner -Kitchen -Bathroom -Balcony with stunning views of the city This eleventh floor, three bedroom apartment is located in The Aspect. Conveniently situated in the heart of the City Centre flanking its retail hot spots, restaurants and bars. A little further afield is Cardiff Bay with its wide array of attractions, such as the international sports village and Millennium Centre. This stylish property consists of a good size entrance hall, spacious open plan living/dining area leading to a modern kitchen with integrated appliances, two double bedrooms, a bathroom, en suite shower room and a third bedroom/study with a large sliding door leading into the living area. The property also benefits from a large balcony, secure allocated parking and concierge service. Estimated rental income £1000 PCM. **ELEVENTH FLOOR:** ENTRANCE HALL: Entered via a solid wooden front door with spyhole, wood effect laminate floor, 2 storage cupboards, one housing the hot water tank, smoke detector and inset ceiling spotlights. Doors to: OPEN PLAN LIVING/DINING ROOM: 23' 3" x 15' 8"(max) / (7.10m x 4.79m max) With wood effect laminate floor, sliding door leading through to bedroom three, double glazed windows to the front and side and double glazed door leading to a large wrap around balcony. Open plan to: KITCHEN: 9' 2" x 7' 4"(max) / (2.81m x 2.26m max) With wood effect laminate floor and a range of wall and floor level units, space for fridge/freezer, integrated electric oven, integrated microwave, integrated glass hob with stainless Property Ref: inst-106

## Bedroom 3

## Hall

## Kitchen

## Living Room

## Shower room

All measurements are approximate.

## Directions

Head southeast on North Rd/A470 toward Corbett Rd 36 ft Take the 1st left onto Corbett Rd 0.2 mi Turn right onto Park Pl 0.5 mi Turn left onto Stuttgarter Strasse/A4161 Continue to follow A4161 0.5 mi Turn left onto Newport Road Admiral House on next Left.

## Further Information

The deposit required is £895

The landlord has requested to include No smoking in the building., Landlord has agreed to redecorate all the bedrooms in August 2014 , Landlord has agreed tenants can keep a dog , Half rent July & August for maintenance work to be conducted LL needs free access to property.

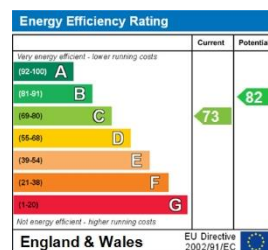
The bills included in the rent are Water

The landlord is willing to rent this home to Employed

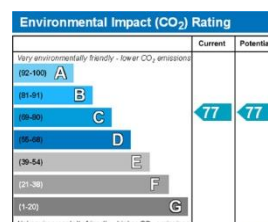
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

## 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.



Creation Date: 02/05/2017

## 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 © LetMC Letting Agents Ltd, 2017. LetMC Letting Agents Ltd Registered in England and Wales No.