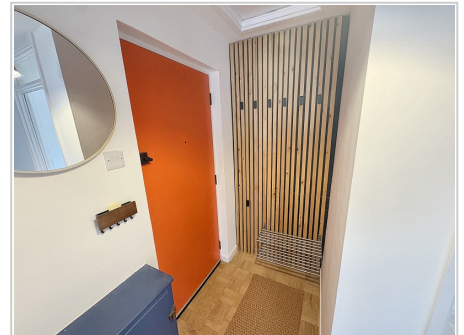


Ridgeway Road
Rumney
Cardiff
CF3

£1,000 Monthly



- Two Bedroom Top Floor Flat
- Ready Immediately
- Security Bond- £1,200
- Two Double Bedrooms
- EPC Rating- C
- Council Tax Band- B
- Holding Deposit- £230.77



Ref: PRA12063

Viewing Instructions: Strictly By Appointment Only

General Description

Williamson and Co are pleased to offer for let this well-presented two bedroom top floor flat, situated in the popular area of Rumney.

This spacious and bright property comprises two double bedrooms, a modern fitted kitchen, a comfortable living area, and a clean, well-maintained bathroom. Located on the top floor, the flat benefits from added privacy and lovely views, along with ample natural light throughout.

Conveniently positioned close to local amenities, shops, and public transport links, this property also offers on-road parking and easy access to major routes in and out of the city.

****To submit your interest- please email lettings@williamsonco.co.uk****

Accommodation



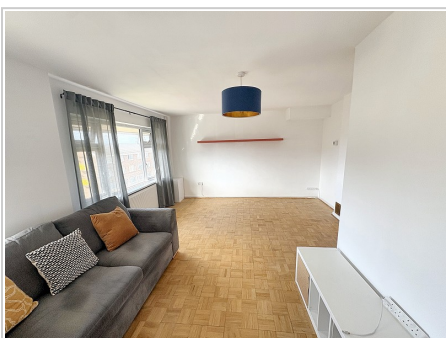
Entrance

Enter via front door, painted walls and ceilings, original parquet flooring, access to all rooms.



Kitchen

Pvc window to rear aspect, painted walls and ceilings, range of matching wall and base units set on a complimentary work surface, 1/2 stainless sink with drainer and mixer tap, electric hob with four burners, tiled splash back, integrated fridge/freezer, washing machine, integrated oven, vinyl flooring.



Living Room

2x pvc window to rear aspect, original parquet flooring, painted walls and ceilings, radiator.



Bedroom 1

Pvc windows to front aspect, original parquet flooring, radiator, painted walls and ceilings, door to storage cupboard.



Bedroom 2

Pvc window to rear aspect, radiator, painted walls and ceilings, original parquet flooring, door to storage cupboard.



Shower Room

PVC double glazed window with obscure glass, painted walls with waterproof panels to surround shower cubicle, painted ceilings, vinyl flooring, pedestal wash hand basin with tiled splash back, close coupled W/C, mains operated shower.

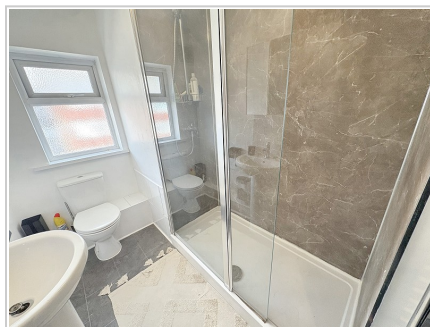
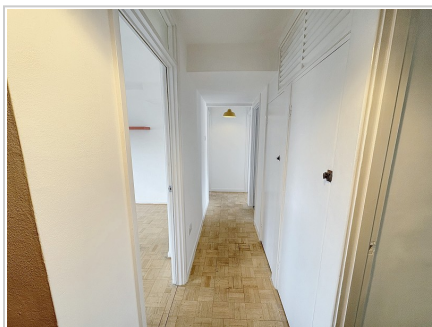
Services

Tenure

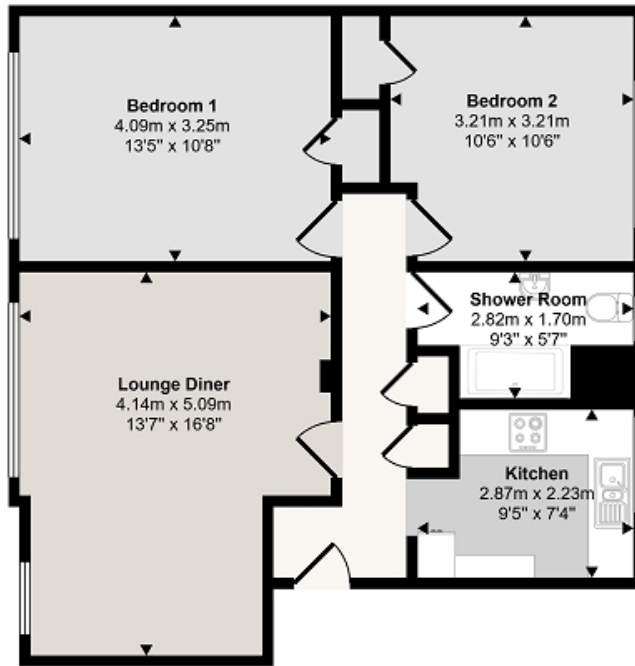
We are informed that the tenure is

Council Tax

Band Not Specified



Approx Gross Internal Area
63 sq m / 680 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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.