



Apartment

# FLAT 6, CAERNARVON COURT CONWAY ROAD, CARDIFF, CF11 0NU

## £1,250

### FEATURES

- Available NOW!
- Communal Garden
- 2 Bedrooms
- Off Road Parking



# 2 Bedroom Apartment located in Cardiff

Maison are proud to bring to market this light and freshly decorated two-bedroom apartment, ideally located on Conway Road in the heart of Pontcanna, Cardiff. Set within the well-regarded Caernarvon Court development, just a short walk from Llandaff Fields and local cafés, shops and transport links, the property offers comfortable living in a highly sought-after area.

Internally, the apartment has been freshly decorated, bright and well presented throughout, featuring two spacious double bedrooms, an impressive living area, a modern fitted kitchen with white goods included and a contemporary bathroom suite with bath and shower.

Further benefits include a secure undercroft parking space with gated access and access to a shared garden, providing valuable outdoor space. This property would be perfect for a couple or professional seeking a well-located, low-maintenance home in one of Cardiff's most desirable neighbourhoods.

In order to secure the property we would be grateful if you could provide a holding deposit payment of one week's rent. This will go in its entirety towards the first month's rent.

Call us on

0292 009 0700

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## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	72	80
England & Wales		
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.