

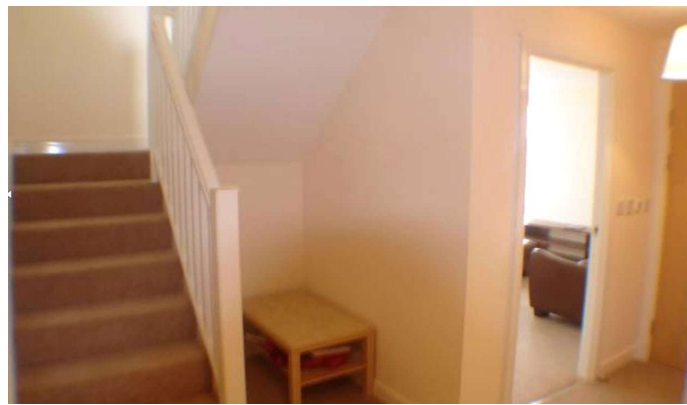


- Two bedrooms • Furnished • Stunning views • En-suite • Rent £1100 • Deposit £1200 • EPC - C

MOGINIE JAMES

3D Isis, Overstone Court, Cardiff, CF10 5NW

Rental **£1,100 pcm**



****DUPLEX WITH TWO BALCONIES****

Moginie James are proud to present this top floor duplex two bedroom apartment, with superb panoramic views of Cardiff and the bay.

The apartment comprises of an open plan lounge with a spacious terrace and balcony. The kitchen is fitted with all integrated appliances including a dishwasher.

Two double bedrooms, master bedroom boasting an en-suite shower room and a separate panoramic balcony and both bedrooms have fitted wardrobes.

This modern property further benefits from undercroft parking, large storage cupboards. It is available fully furnished from 6th of July at £1100pcm. Deposit £1200.

EPC -C.

No Pets or Smokers.

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

Call our Pontcanna Office
029 2034 4434

pontcanna@moginiejames.co.uk

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. We strongly recommend that all the information which we provide about the property is verified by you and your advisors. The contents of this publication are copyright of Moginie James LTD. Moginie James LTD Registered in England and Wales No. 4791190