



Flat (EPC Rating: C)

45 HARRISON WAY, CARDIFF, CF11 7PE

Per Calendar Month

£1,000 Per



RE/MAX
Estate Agents



2



1



1



C

2 Bedroom Flat located in Cardiff

Available Now

Household Income to be considered for referencing: £30,000+

Welcome to Harrison Way, Cardiff, CF11 7PE, a stylish and modern two-bedroom apartment that offers a perfect blend of comfort and convenience. Upon entering the property, you are greeted by an inviting entrance porch that leads into the bright and spacious open-plan living room and dining area. This contemporary space is enhanced by patio doors opening to a Juliet balcony, allowing natural light to flood in and offering a lovely view.

To the right of the hallway, you'll find the well-appointed kitchen. With plenty of cupboards and worktop space, this kitchen is designed for functionality and style, which is perfect for those who love cooking or entertaining.

Additional Information

Household Income to be considered for referencing:
£30,000+

Rental Amount: £1,000

Deposit: £1153 x5 Weeks

Option for 0% Deposit

Please note: Applicants must have no active CCJs or IVAs to meet referencing criteria. Unfortunately, applications not meeting these standards may result in an unsuccessful reference check and forfeiture of the holding deposit.

Type of home: Apartment

EPC: C

Council tax band: D

Borough: Cardiff

Local Area

The area surrounding Harrison Way, Cardiff, offers a vibrant and welcoming community with plenty of local amenities. Just a short walk away, you'll find a variety of shops, cafes, and restaurants, perfect for everyday conveniences and leisurely outings. Nearby parks and green spaces provide opportunities for outdoor activities and relaxation. At the same time, the proximity to the waterfront adds to the area's appeal, offering scenic views and peaceful walking paths. The lively and quiet local atmosphere makes it an ideal spot for those who enjoy a balanced lifestyle.

Schools

The area surrounding Harrison Way, Cardiff, is well-served by various educational facilities, offering families access to schools that cater to different age groups. With options available for primary and secondary education, the local

schools are known for their strong academic reputations and commitment to fostering a supportive learning environment. Parents can feel confident knowing that the schools in the vicinity are equipped to meet the needs of students, providing a solid foundation for their educational journey.

Local Transport

The area around Harrison Way, Cardiff, is highly convenient for those who rely on local transport. With excellent links nearby, residents can easily access critical areas of the city and beyond. The area benefits from frequent and reliable bus services, making navigating Cardiff's bustling city centre and other popular destinations simple. Additionally, the proximity to major roads provides accessible driving routes, ensuring seamless connectivity for commuters and those travelling further afield. This makes the location ideal for anyone seeking a well-connected and accessible place to live.

Material Information Property Report

You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please get in touch with us directly if you'd like a link or PDF sent to you.

NTSELAT Approved





Floor Plan
Floor area 68.3 m² (735 sq.ft.)

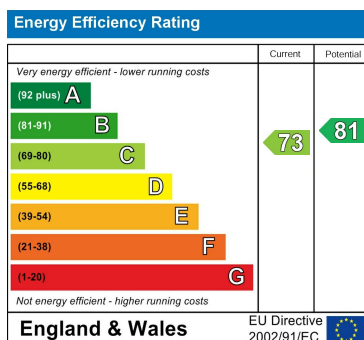
TOTAL: 68.3 m² (735 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Council Tax Band

D

Energy Performance Graph



Call us on

01446788675

info@remaxestateagents.co.uk

remaxestateagents.co.uk

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.