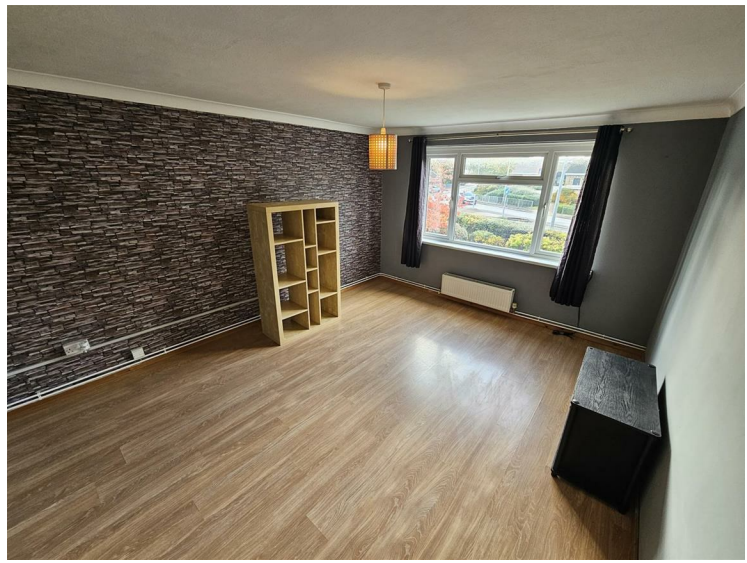


Vincent Court Vincent Road, Lower Ely
Cardiff
CF5 5AQ

Communal Hall & Stairs

Entrance Hall

Lounge



Kitchen Breakfast Room



Bedroom One



Bedroom Two



Bathroom W.C.



Parking

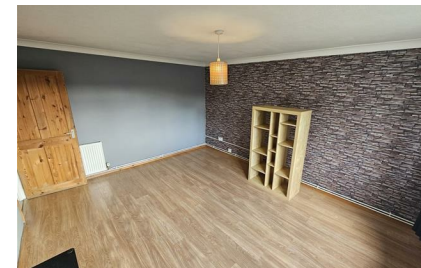
VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		77	80
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



Vincent Court Vincent Road, Lower Ely, Cardiff, CF5 5AQ



A Nicely Appointed Purpose Built First Floor Apartment Offered For Professional Let. Generous Sized Accommodation By Way Of Communal Hall & Stairs, Entrance Hall, Spacious Lounge, Fitted Kitchen Breakfast Room, Two double Bedrooms & Tiled Bathroom W.C. & Shower. Upvc Windows & Doors. Gas Central Heating. Parking. No Smokers. Unfurnished. Long Term Let Available. Council Tax Band 'B' Energy Rating 'C' Available Now.