



**SALES & LETTINGS**  
— ANGELS —



## Alexander Beau Court 82-88 Caerphilly Road

Birchgrove, Cardiff, CF14 4BB

**£1,050 Per Month**

REF: 19588293

1 BEDROOM, 1 BATHROOM HOUSE - AVAILABLE 2ND AUGUST 2026 - £1050 PER MONTH - BILLS EXCLUDED - FULLY FURNISHED - MODERN - LOTS OF NATURAL LIGHT - SHARED COMMUNAL GARDEN - SHARED BIKE STORAGE AND BIN AREA - FINISHED TO A HIGH STANDARD - SUITABLE FOR PROFESSIONALS AND STUDENTS

- One bedroom apartment
- Renovated in 2025
- Super spacious and finished to the highest of standards
- £1,050 pcm
- Professionals and students welcome
- All students will require a UK based guarantor
- Fully furnished
- Modern throughout
- Available now!
- 12 month contract

### Viewing

Please contact our Cathays Head Office Office on 02922331425 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

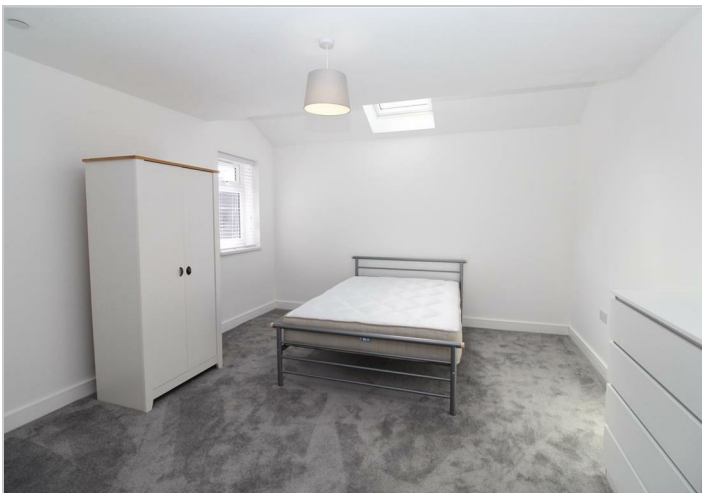


## Area Map



## Energy Efficiency Graph

| 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 |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



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