



SALES & LETTINGS
— ANGELS —



1 Soberton Avenue

Heath, Cardiff, CF14 3NJ

£1,195 Per Calendar Month

REF: 16959982

ONLINE AND PHYSICAL VIEWINGS AVAILABLE

2 BEDROOM FIRST FLOOR FLAT - 1 BATH - £1,195PCM -
AVAILABLE 2ND JULY 2026 - BILLS EXCLUDED - FULLY
FURNISHED - LARGE LIVING SPACE

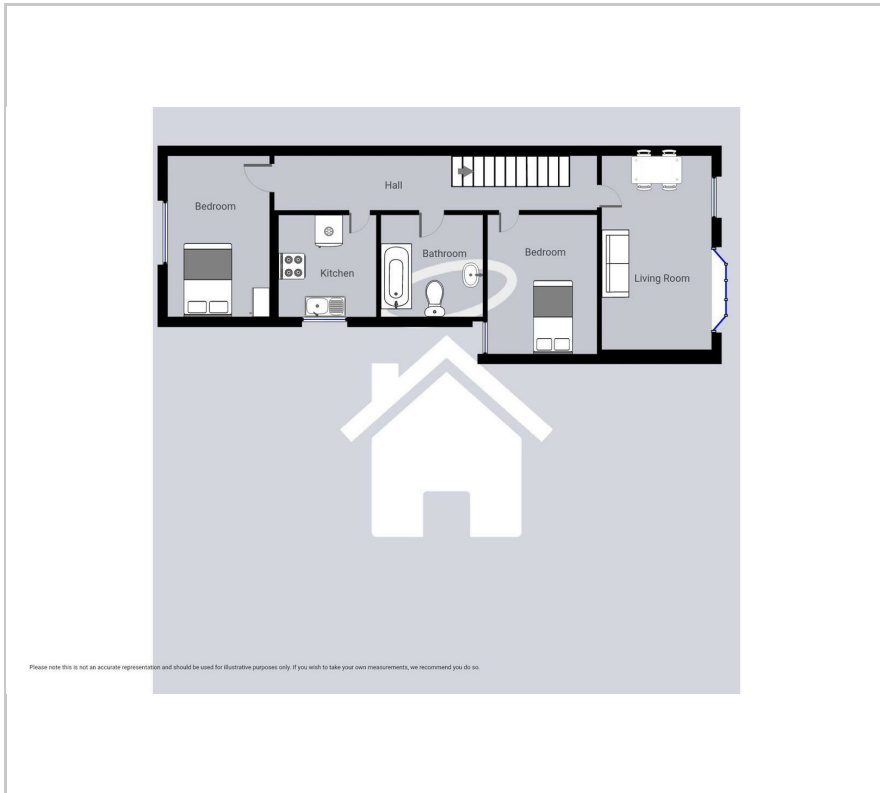
- 2 Bedroom First Floor Flat
- £1,195pcm
- Available 1st July 2026
- Bills Excluded
- Fully Furnished
- Large living space
- Even size bedrooms
- Great location
- Large bay windows
- 1 Bathroom

Viewing

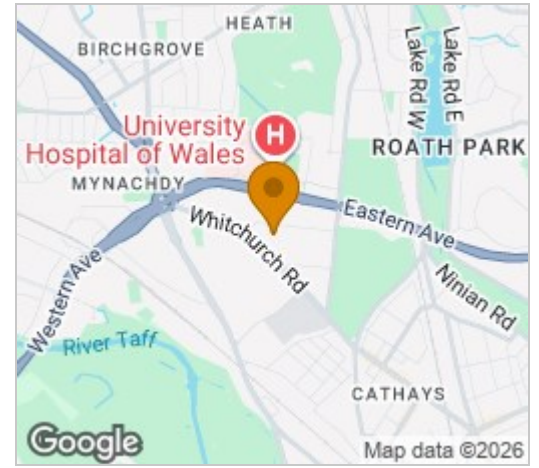
Please contact our Cathays Head Office Office on 02922331425 if you wish to arrange a viewing appointment for this property or require further information.



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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.