

Flat 3, 49 Broadway, Adamsdown, Cardiff, CF24 1QE  
£790  
EPC Rating: Council Tax Band: B



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## £790

### Council Tax Band: B

Situated on vibrant Broadway, this well-presented one-bedroom flat offers exceptional convenience—just a short walk from Cardiff City Centre, Cardiff University, The Atrium, and Queen Street Station. Located at the rear of the first floor, the property features a bright and spacious open-plan kitchen and living area, a generously sized double bedroom, and a modern bathroom complete with both bath and shower facilities. Perfect for professionals, students, or anyone seeking city living with comfort and ease. To arrange a viewing please contact The Umbrella Homes on 02920230338. Council Tax - Band B EPC E Holding Deposit £180.00 Security Deposit - Subject to referencing. A holding fee equivalent to one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. The referencing process and occupational contract must be completed and signed within 14 days following the payment. The Umbrella Homes reserves the right to retain this payment should the applicant provide false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the agreement.





76 Woodville Road  
Cathays  
Cardiff  
CF24 4ED

| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92 plus) <b>A</b>                          |         |                                                                                                               |
| (81-91) <b>B</b>                            |         |                                                                                                               |
| (69-80) <b>C</b>                            |         |                                                                                                               |
| (55-68) <b>D</b>                            |         |                                                                                                               |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |