

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



COLUM ROAD  
CATHAYS



# COLUM ROAD

CATHAYS, CF10 3EG - £980 PCM PCM

2 bedroom(s) 1 bathroom(s) 446.00 sq ft

On Colum Road, Cathays, just a 5 minute walk into the City Centre and 3 from the students union is this fantastic rental opportunity! Located in this impressive this converted terrace, this superb two bedroom apartment is newly available and offered in a new renovation. The finish is superb with open-plan lounge / kitchen with gas hob, dining table and sofa. Two large bedrooms are located on the second floor and good-quality furniture. The property further benefits gas central heating and street parking.

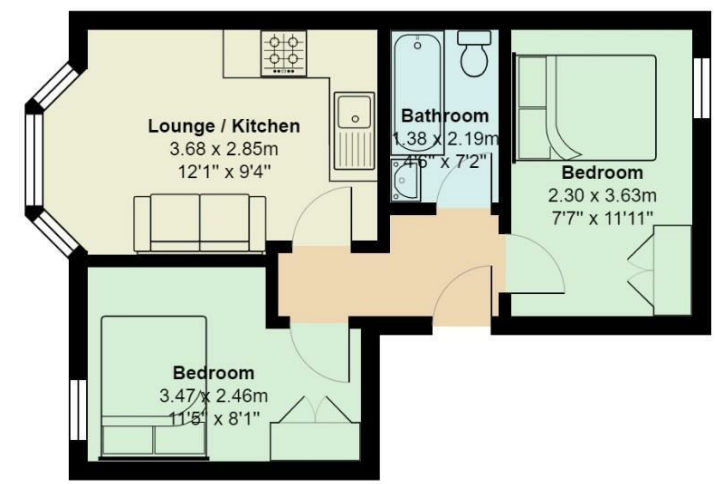
EPC RATING of C  
COUNCIL TAX BAND of C (not applicable to students)

A holding fee of 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. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.



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>	79	79
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Colum Road, Cathays



Total Area: 35.2 m<sup>2</sup> ... 379 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

PROPERTY SPECIALIST  
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