

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



RICHMOND ROAD  
ROATH



# RICHMOND ROAD

ROATH, CF24 3BX - £1,070 PCM

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

Perfect Roath location and a perfect rental property (dare we say!) Superbly presented from to to bottom is this rather lovely TWO bedroom apartment in a great, central location. Located on Richmond Road, this apartment has been recently (and very nicely!) renovated by its owner to make a brilliant property and whats more, it's MASSIVE! Offering open-plan lounge kitchen with lovely laminate flooring, stylish kitchen and top-quality furnishings, it's a perfect space for a couple or two friends, sharing. The bedrooms are a brilliant size too with excellent fitted wardrobes. The property is completed by an equally stylish bathroom suite with bathtub and shower over.

GAS CENTRAL HEATING. FURNISHED.

EPC RATING of C

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



| 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>                            | <b>75</b>                  | <b>76</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 |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

PROPERTY SPECIALIST

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Lettings Negotiator

