

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



NORTHCOTE STREET  
CATHAYS



# NORTHCOTE STREET

CATHAYS, CF24 3BH - £860 PCM

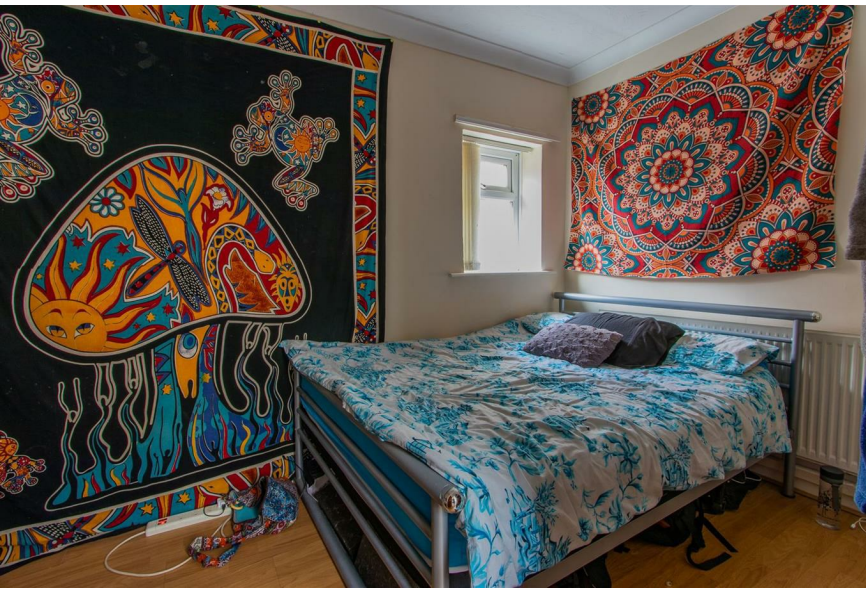
 1 bedroom(s)  1 bathroom(s)  sq ft

Northcote Street, perfectly located for Roath / Cathays / City Centre and ALL of Cardiff's major University campuses! This one bedroom furnished property comes complete with spacious living area' separate and modern-fitted kitchen, bathroom with shower and a good sized double bedroom with plenty of storage!

One bedroom student properties are in short supply so act quickly on this one!

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

A holding fee of £50 per person 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>                            | 74                         | 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<br>2002/91/EC |  |

## PROPERTY SPECIALIST

Mr Rhys Carter  
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Senior valuer

