

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

WOODVILLE COURT  
CATHAYS



# WOODVILLE COURT

CATHAYS, CF24 4DR - £1,740 PCM

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

The property is a good sized ground floor purpose built flat which comprises of two double and one single bedrooms. Large sitting room leading to kitchen and bathroom. Further benefits from off road parking to rear. An ideal student / professional let in a great location for the University and Student Union.

EPC Rating C

A holding fee of £50.00 per tenant 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 property or failed to take reasonable steps to enter into the Occupation Contract.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 75                      | 77        |
| (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 |           |

PROPERTY SPECIALIST

Mr Rhys Carter  
rhys.carter@jeffreycross.co.uk

Senior valuer

