

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



NEWPORT ROAD
ROATH

Newport Road

ROATH, CF24 1AH - £875 PCM

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

MASSIVE one bedroom BASEMENT flat that is perfectly situated on Newport Road, Roath and therefore central for the City Centre, Cardiff University and The Atrium. Nicely presented and furnished, the property has to be one of the biggest we've seen for a long time with separate lounge area, modern-fitted kitchen with gas hob and very large double bedroom. Perfect for a couple! One bedroom student properties are in short supply so act quickly on this one!

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

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.



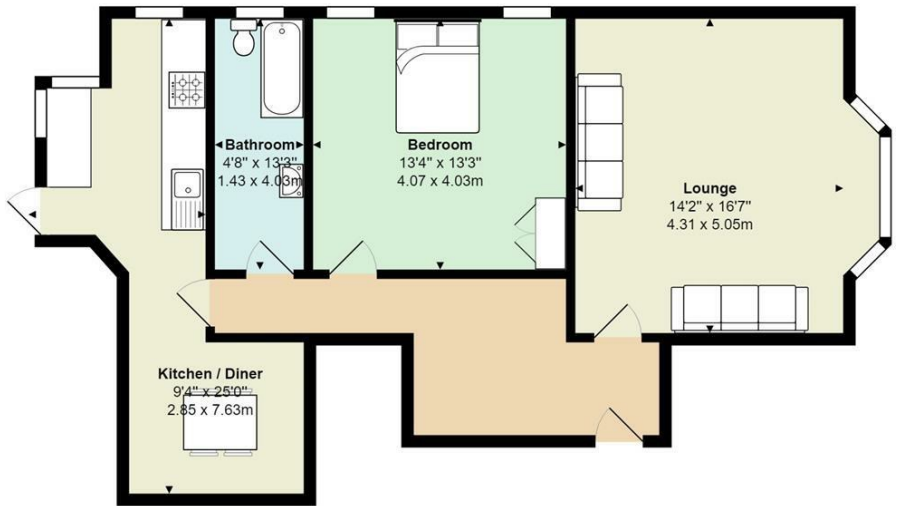
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY SPECIALIST
Mr Rhys Carter
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Senior valuer

Newport Road, Roath



Total Area: 825 ft² ... 76.6 m²
All measurements are approximate and for display purposes only