

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



EAST GROVE

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, CF24 3AE - £1,725 PCM

3 bedroom(s) 2 bathroom(s) 966.00 sq ft

Jeffrey Ross are delighted to market this three bedroom duplex apartment on the ever popular East Grove in Roath. Ideally located just around the corner of the amenities of City Road and a further 5 minutes to the City Centre itself. The first floor of the property comprises of entrance hallway, large living room / diner, separate kitchen with appliances included, large double bedroom. The top floor then further comprises of a further two double bedrooms and a large bathroom with separate bath and shower. The property is offered fully furnished and is a must see!

EPC Rating: D

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.



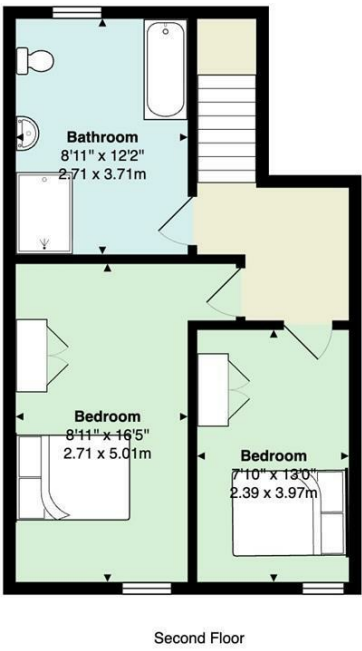
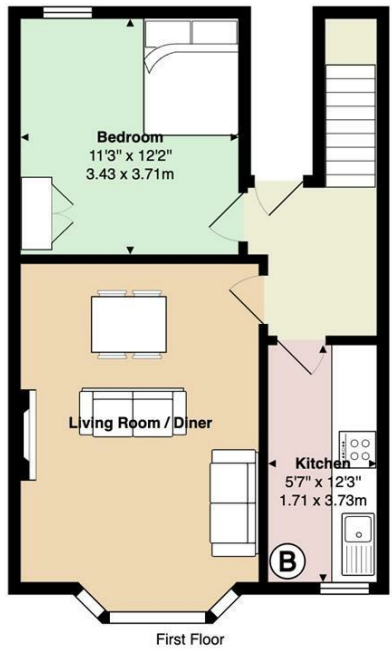
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	59	
(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 Gwyn Davies
gwyn@jeffreycross.co.uk

Lettings Manager



3, 4 East Grove
Total Area: 966 ft² ... 89.7 m²
All measurements are approximate and for display purposes only