



33 Partridge Road

Roath, Cardiff, CF24 3QW

£1,200 Per Calendar Month

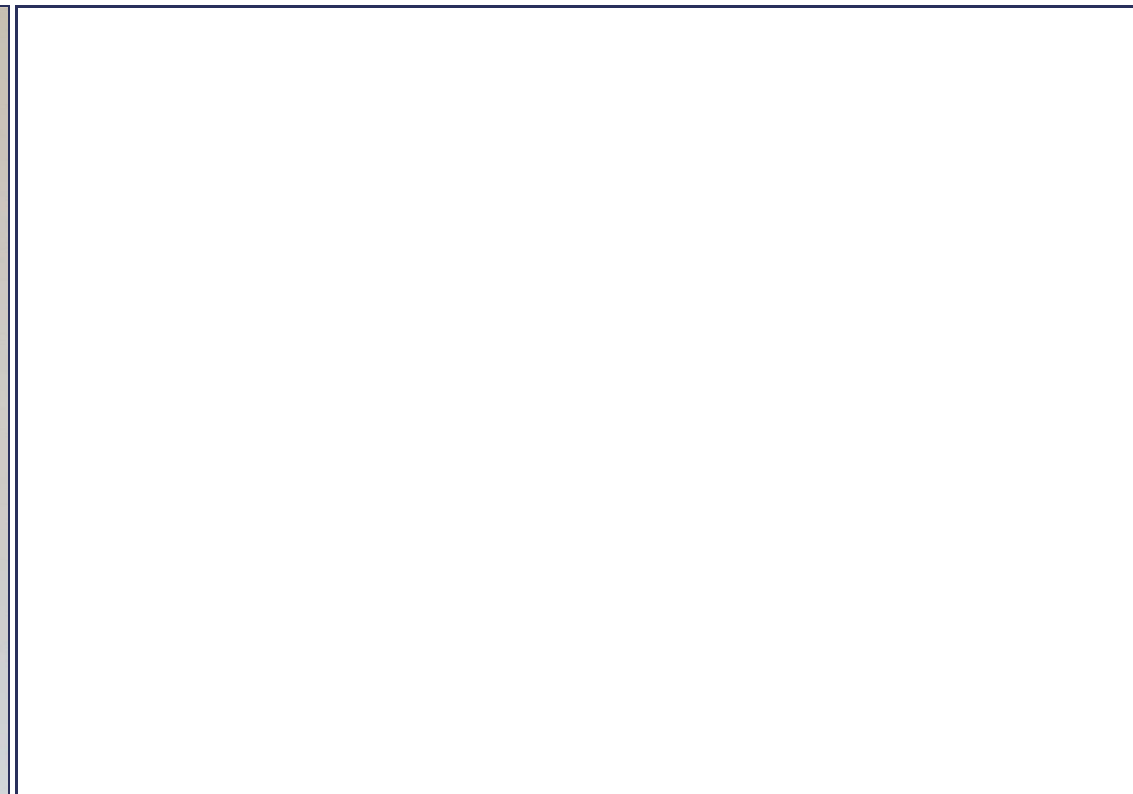
HARRIS & BIRT



A beautifully presented slight and airy two bedroom first floor apartment in this popular location of Roath. This property has had a complete makeover including being freshly decorated throughout with brand new fitted carpets, a newly fitted bathroom with three piece suite in white and shower over the bath, plus a good size newly fully fitted kitchen with integral oven and hob, and fridge/freezer and washing machine also to be supplied, plus a spacious lounge.

The property benefits from gas central heating and double glazing and is offered for rental at £1200 pcm on an unfurnished basis. EPC Rating D. Council Tax Band B. Deposit £1300. Available immediately





HARRIS & BIRT

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

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

