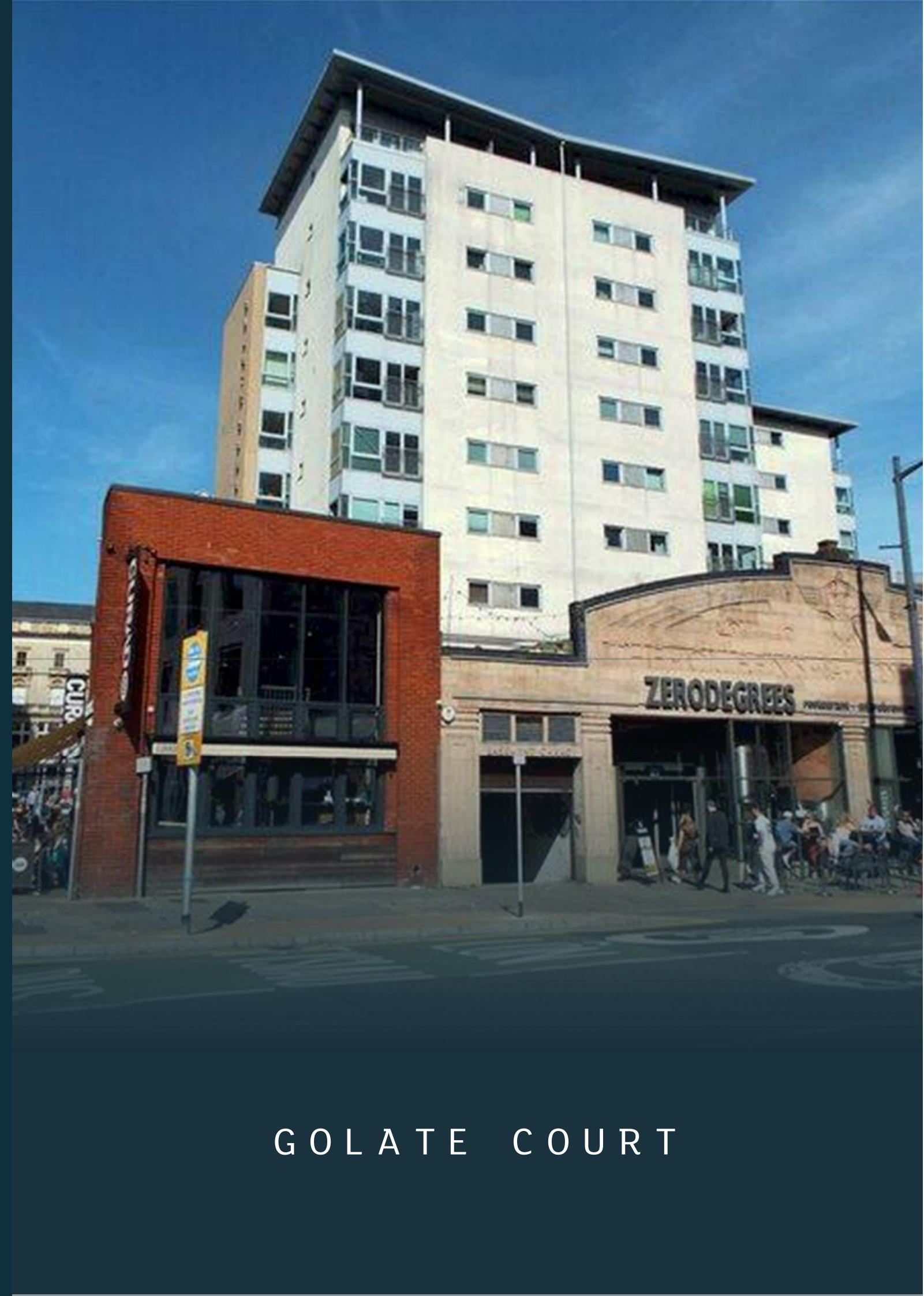


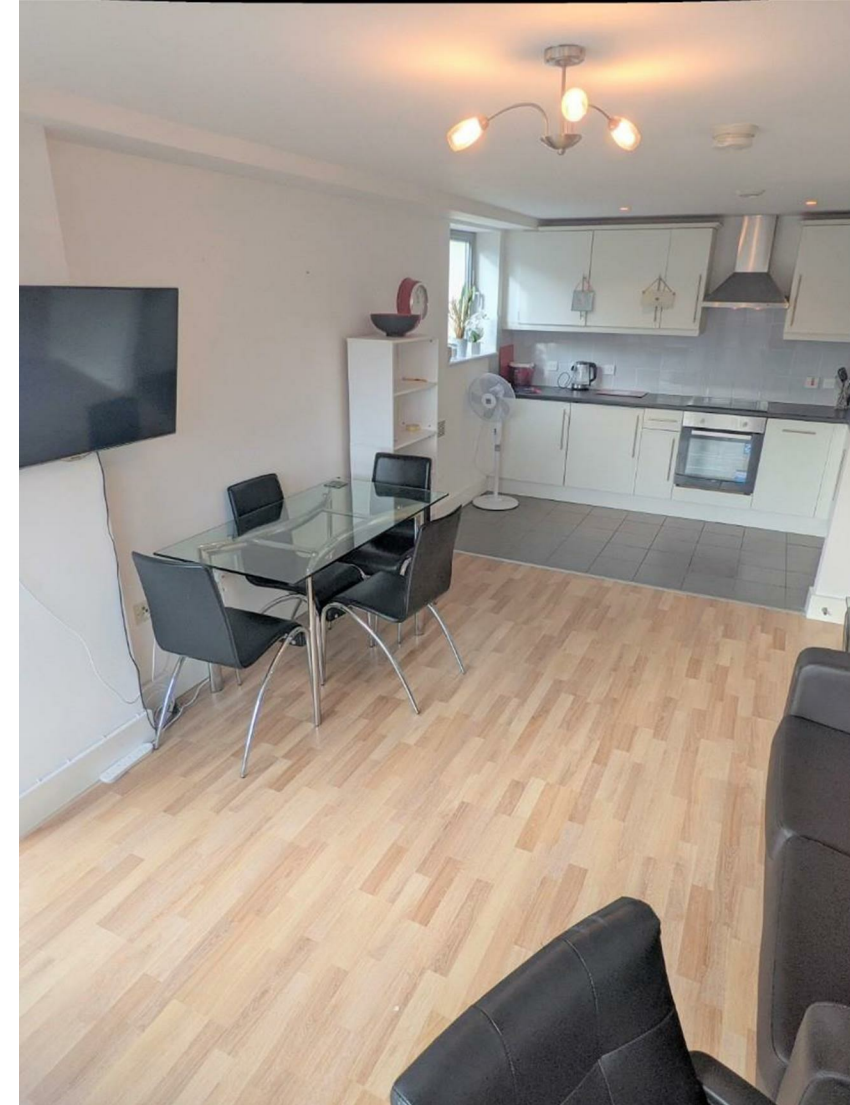
CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



GOLATE COURT









## GOLATE COURT

, CF10 1EU - £1,000

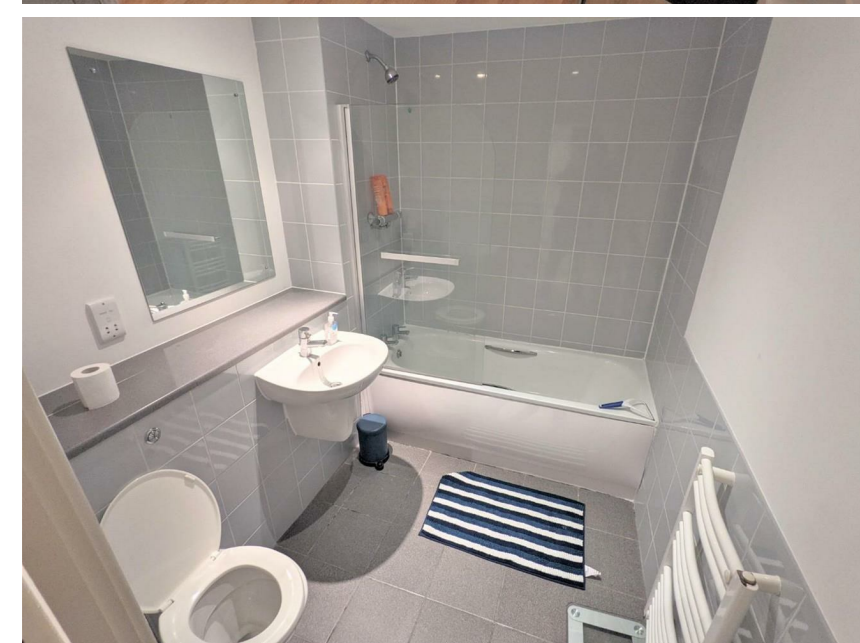
 1 Bedroom(s)  1 Bathroom(s)  sq ft

This well presented, furnished fifth floor apartment, with inclusive water rates, comprises of an entrance hallway, open plan lounge/kitchen/diner with a Juliet balcony, a large double bedroom with built in wardrobes and a bathroom with bath & shower above. Externally the property is close to all amenities, bar, restaurants and the train station. The property also has an intercom system and lift access.

PLEASE NOTE, THERE IS NO PARKING WITH THIS PROPERTY!

Council Tax Band C  
EPC Rating C

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.



### PROPERTY SPECIALIST

Miss Lauren King  
lauren.king@jeffreyyross.co.uk  
02920499680  
Lettings Negotiator







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>		
(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 2002/91/EC	