

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

THE HAYES  
CITY CENTRE







## THE HAYES

CITY CENTRE, CF10 1BL - £1,500

 2 Bedroom(s)  2 Bathroom(s)  sq ft

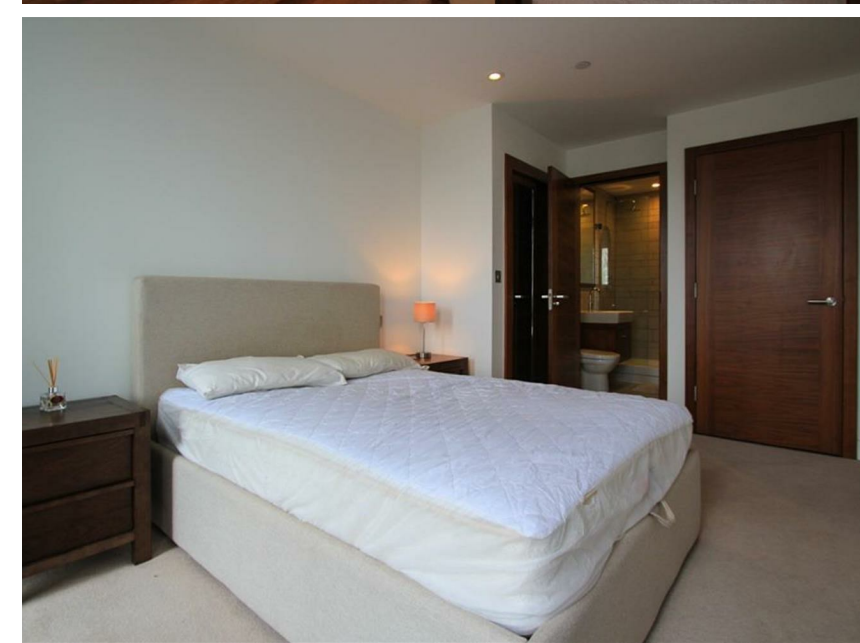
Jeffrey Ross are delighted to announce instruction of an immaculate, furnished two bedroom apartment in the highly desirable Hayes Apartments in Cardiff City Centre. This fantastic two bedroom flat has been finished to an exceptional standard by the landlady and tastefully furnished in keeping with its contemporary feel and design. The property boasts large living space through to kitchen, two large double bedrooms with en-suite to master and separate family bathroom. The property further benefits from one allocated parking space.

EPC Rating C  
Council Tax Band F

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.

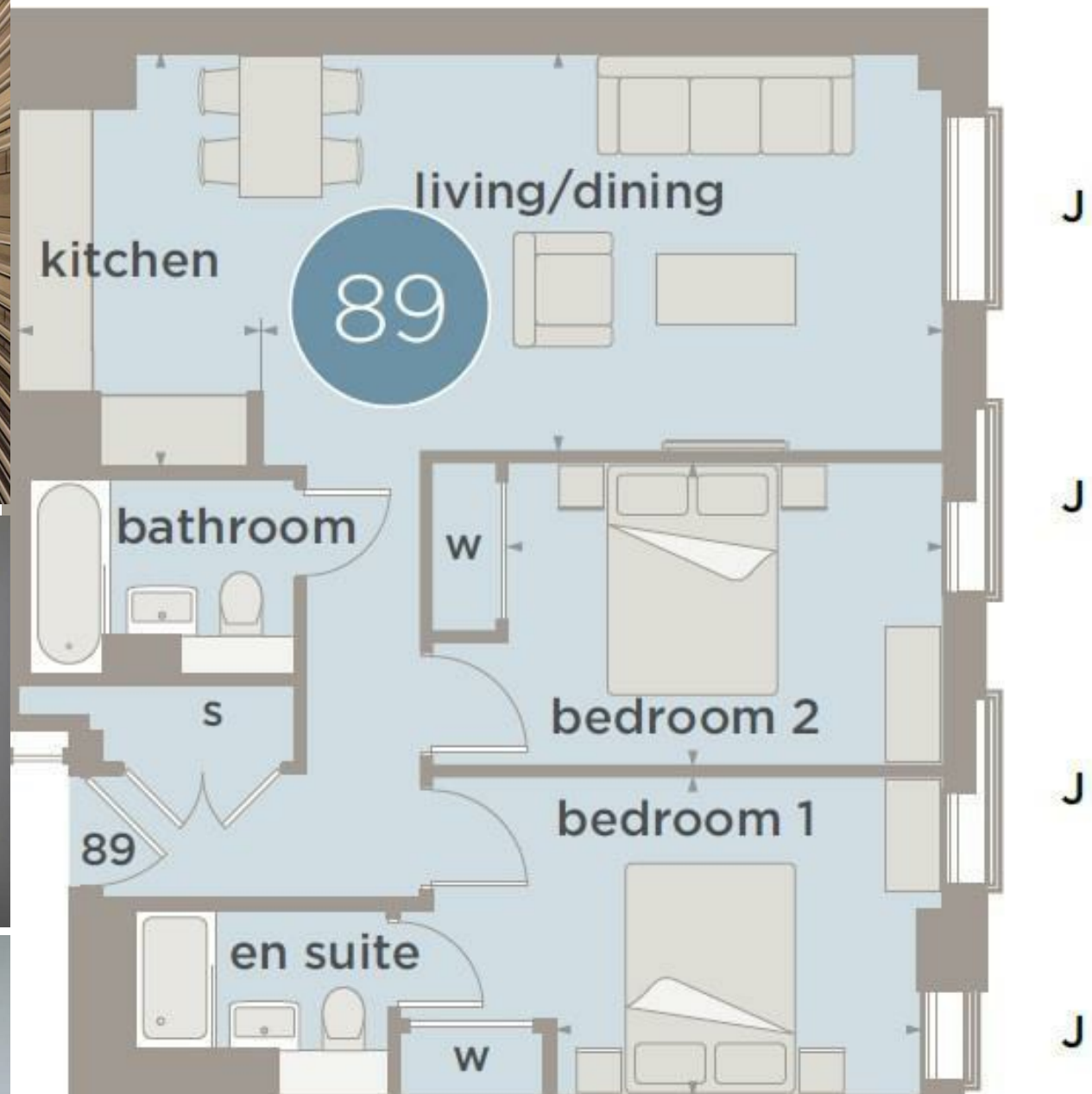
### PROPERTY SPECIALIST

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

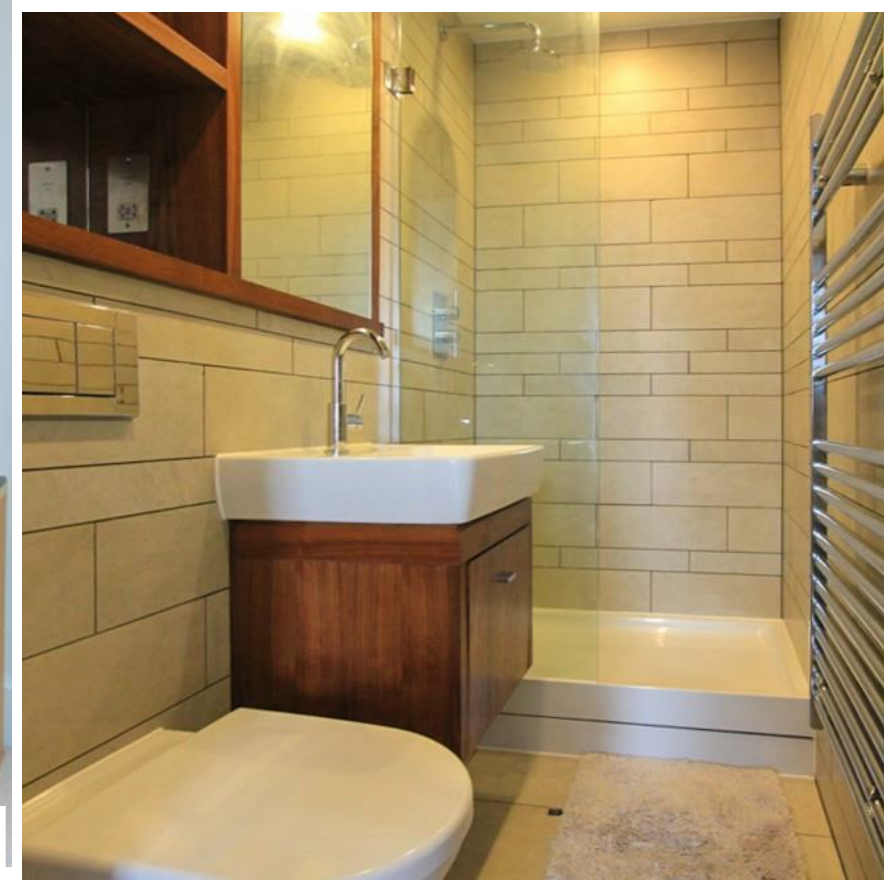




The Hayes Apartments, City Centre



THE HAYES



| 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>                            | <b>77</b>               | <b>77</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 |           |