

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss






CLAUDE ROAD  
ROATH



# CLAUDE ROAD

ROATH, CF24 3QD - £150,000

\*\*\* Priced to sell \*\*\* Jeffrey Ross are please to bring to the market This two bedroom top floor apartment in the heart of Roath. The property comprises of communal entrance hall, spacious lounge, Two DOUBLE BEDROOMS, bathroom and separate kitchen. The property further benefits from Gas central heating, double glazing and NO ONWARD chain. This would make a great first home or buy to let investment, with a potential £900-£1000 per month in rent.

 2 bedroom(s)  1 bathroom(s)  592.00 sq ft

**LOUNGE**  
4.95m x 3.91m (16'3 x 12'10)

**KITCHEN**  
2.03m x 3.78m (6'8 x 12'5)

**BEDROOM**  
2.77m x 3.78m (9'1 x 12'5)

**BATHROOM**  
**BEDROOM**  
2.90m x 2.74m; 1.52m (9'6 x 9;5)

**TENURE**  
We have been informed the property is leasehold with 164 years left on the lease from 2023, but this is to be confirmed by your solicitor

**COUNCIL TAX**  
Band - B

**SERVICE CHARGE**  
We have been informed that the service charge is £450 per year, which includes building insurance, but this is to be confirmed by your solicitor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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 