

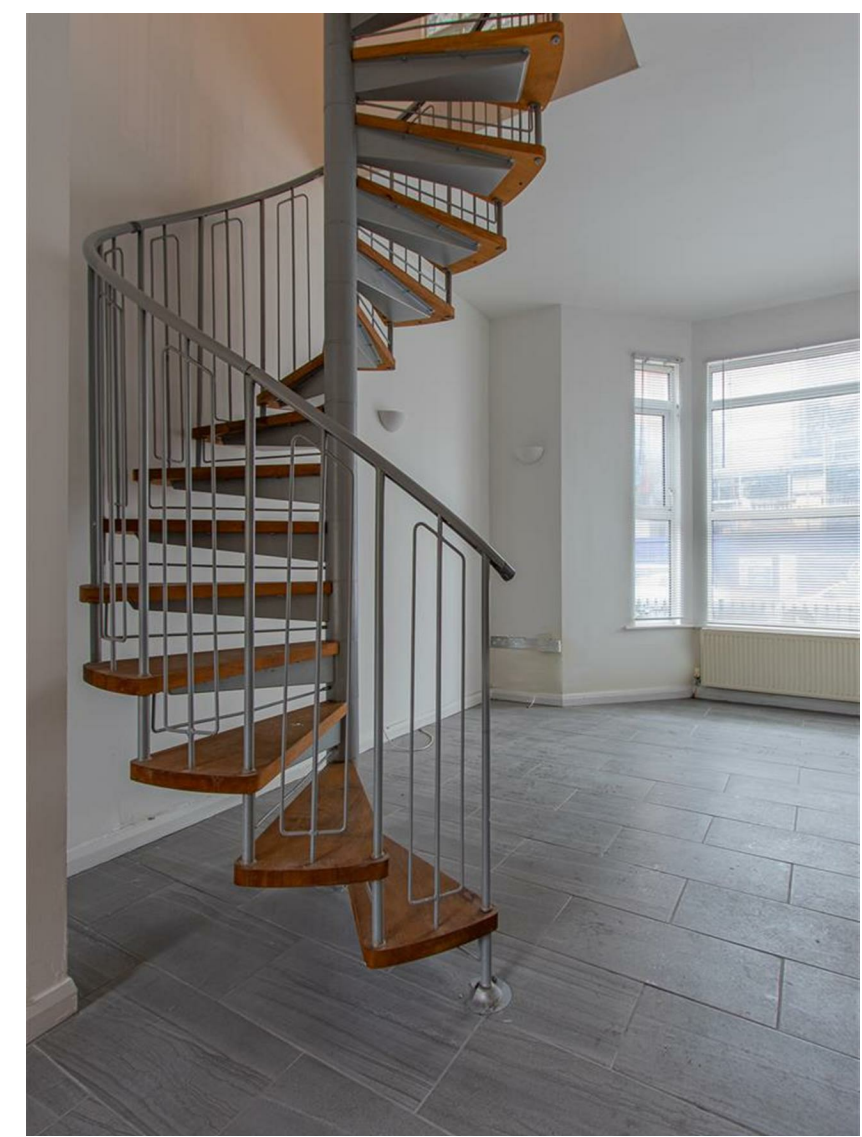
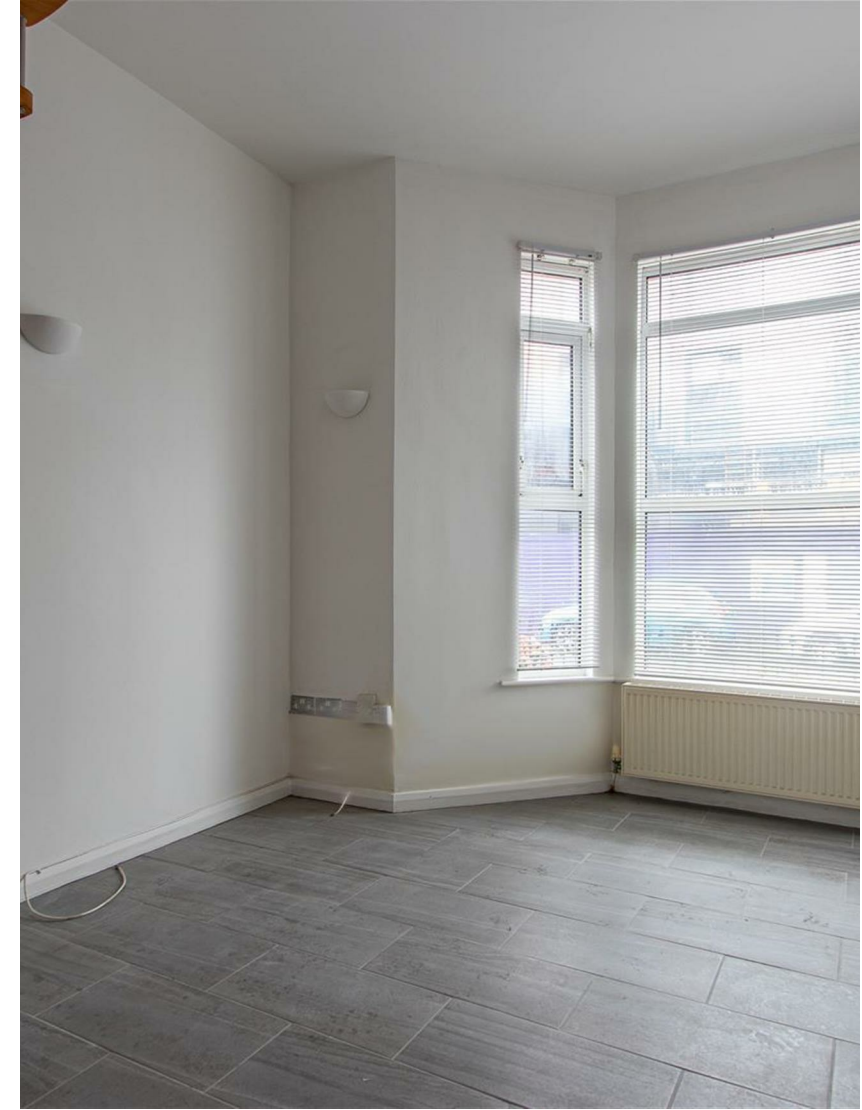
CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



HOWARD GARDENS  
ROATH









## HOWARD GARDENS

ROATH, CF24 0EF - £800 PCM

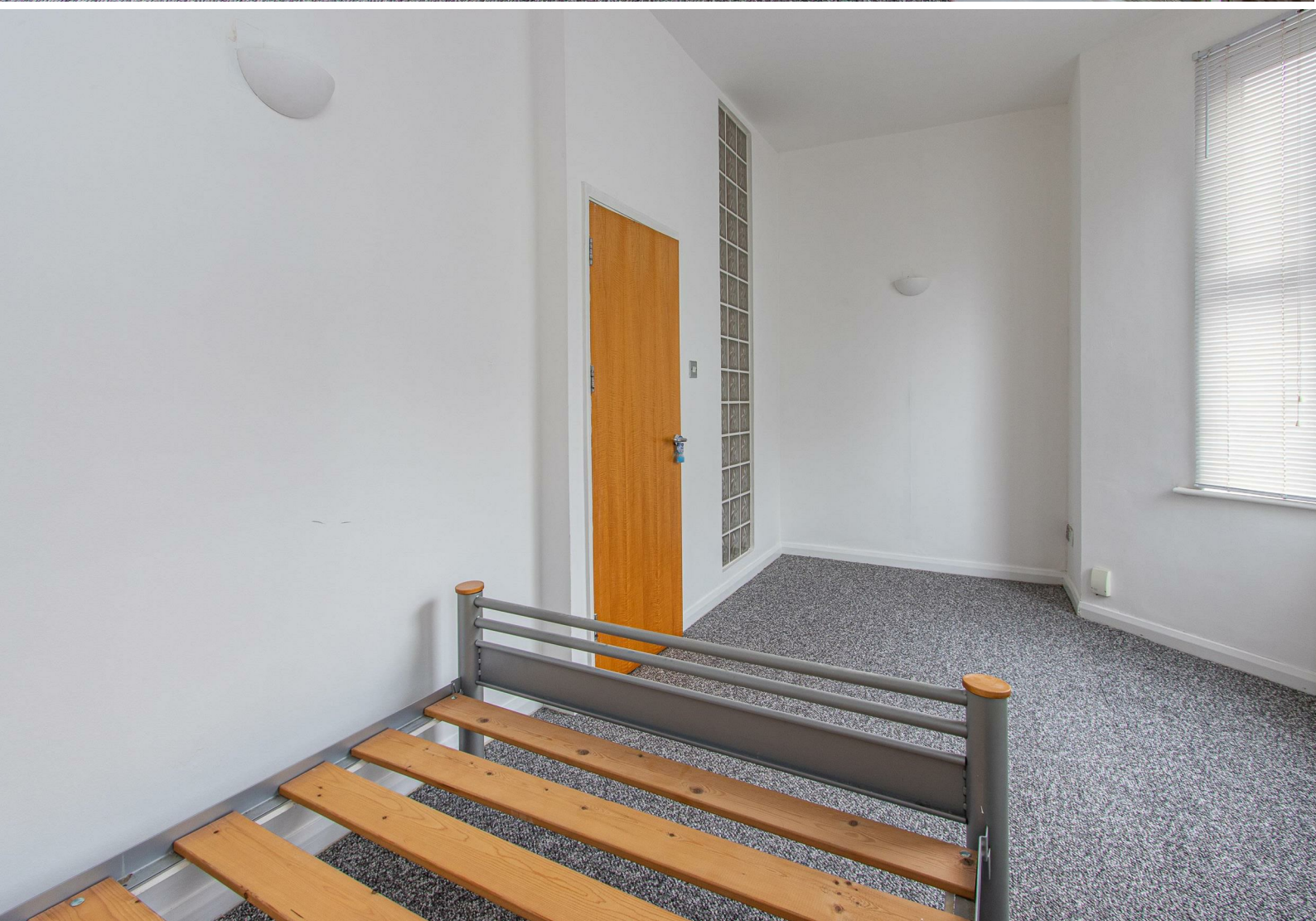
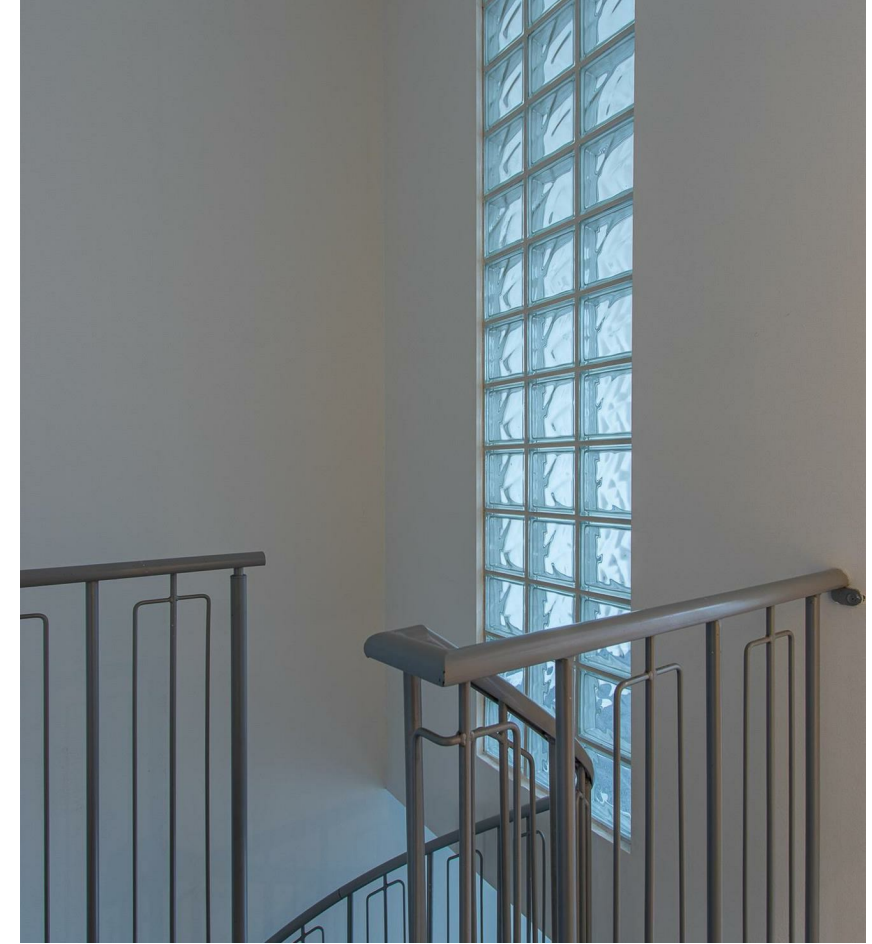
 1 Bedroom(s)  1 Bathroom(s)  sq ft

A very spacious 1 bedroom flat situated in the heart of the city centre just behind Newport Road. Accommodation is set over two levels and comprises of a large double bedroom, bathroom, and shower, beautiful lounge-diner with vaulted ceiling, modern fitted kitchen. The property further benefits gas central heating and is double glazed. The property is available furnished. Ideal for a single person or a couple.

We have been advised by the landlord that the property is undergoing a light refurb. Please note, the photo's are from previous.

Council Tax Band C  
EPC Rating D

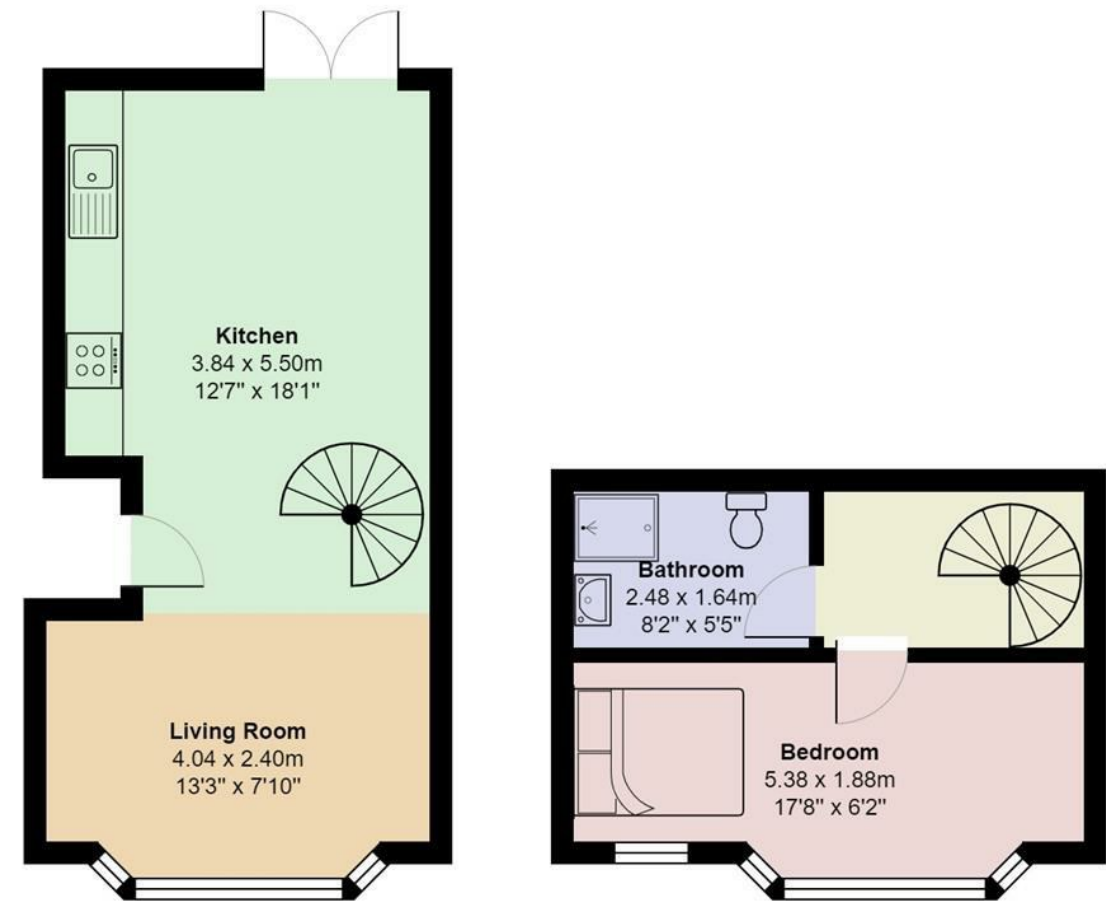
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



**PROPERTY SPECIALIST**  
Mr Rhys Carter  
rhys.carter@jeffreyross.co.uk  
Lettings







Howard Court

Total Area: 51.1 m<sup>2</sup> ... 550 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	