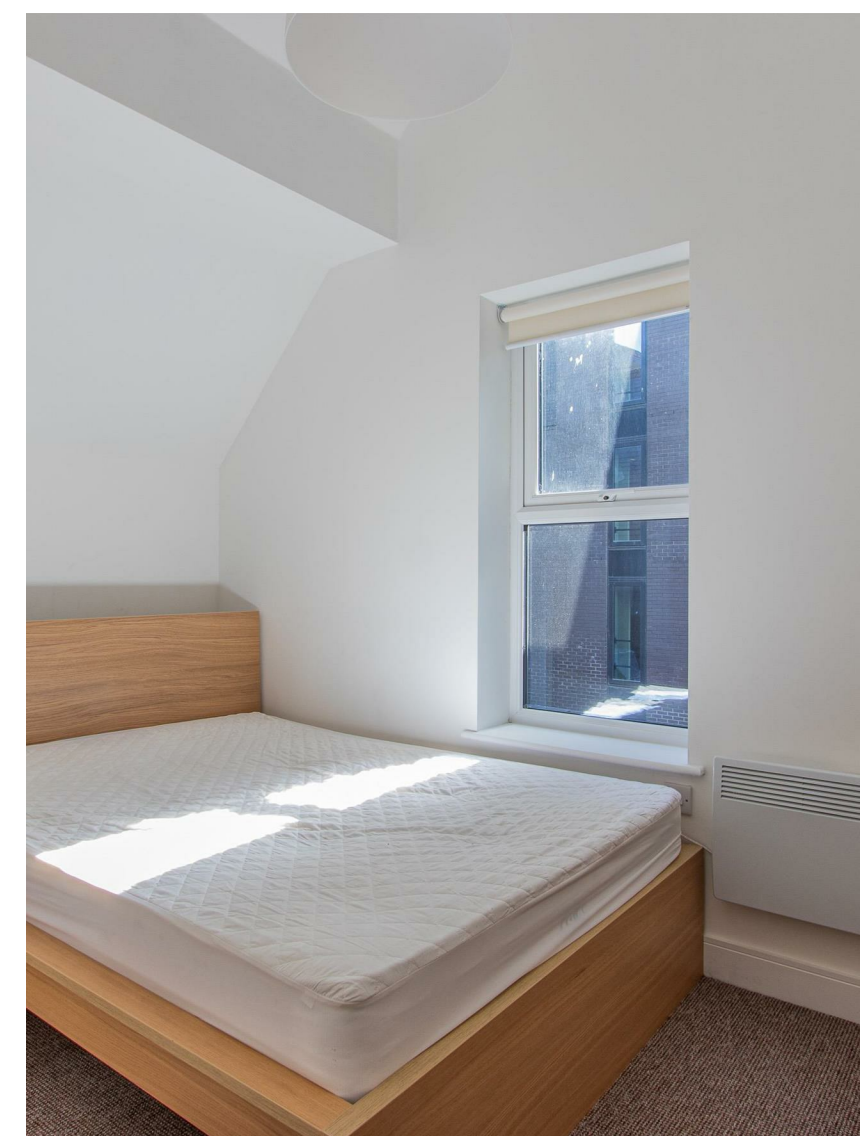


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CHURCHILL WAY  
CITY CENTRE





## CHURCHILL WAY

CITY CENTRE, CF10 2EA - £1,200  
PCM

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

In the heart of Cardiff City Centre and within the thick of the action in our proud capital City is this superb selection of apartments known as Churchill Villas. Constructed in 2019, the development offers a selection of one and two stylish apartments. Available here is apartment 45, a second-floor, bay-fronted apartment overlooking the main road. The living space is a good size with dining table, sofa and open-plan kitchen area with excellent worktop space, integrated appliances to include a dishwasher and electric hob. Both bedrooms are a good sized double bedroom with smart, IKEA furniture. The property is completed by lovely bathroom suite with bathtub and shower over. A great opportunity for two friends or a couple looking to be in such an excellent location.

ELECTRIC HEATING. FURNISHED. NO PARKING

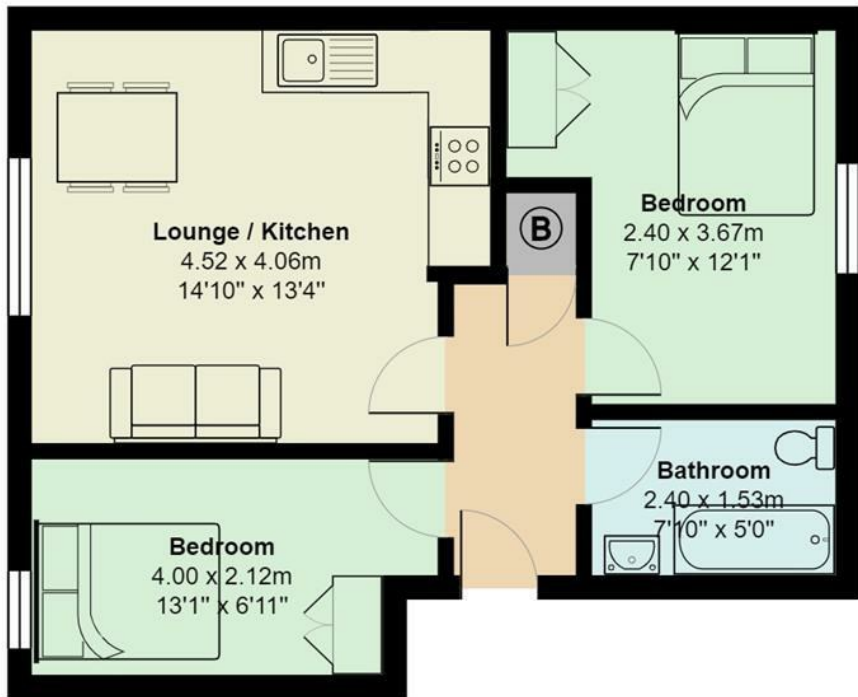
EPC Rating D  
Council Tax Band E

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**  
Ms Jodie Price  
jodie.price@jeffreycross.co.uk



# Churchill Villas, City Centre



Total Area: 45.8 m<sup>2</sup> ... 493 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>	<b>67</b>	<b>67</b>
(55-68) <b>D</b>		
(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 