

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss






WESLEY LANE  
CITY CENTRE





## WESLEY LANE

CITY CENTRE, CF10 2TH - £2,150  
PCM

 2 Bedroom(s)  2 Bathroom(s)  750.00 sq ft

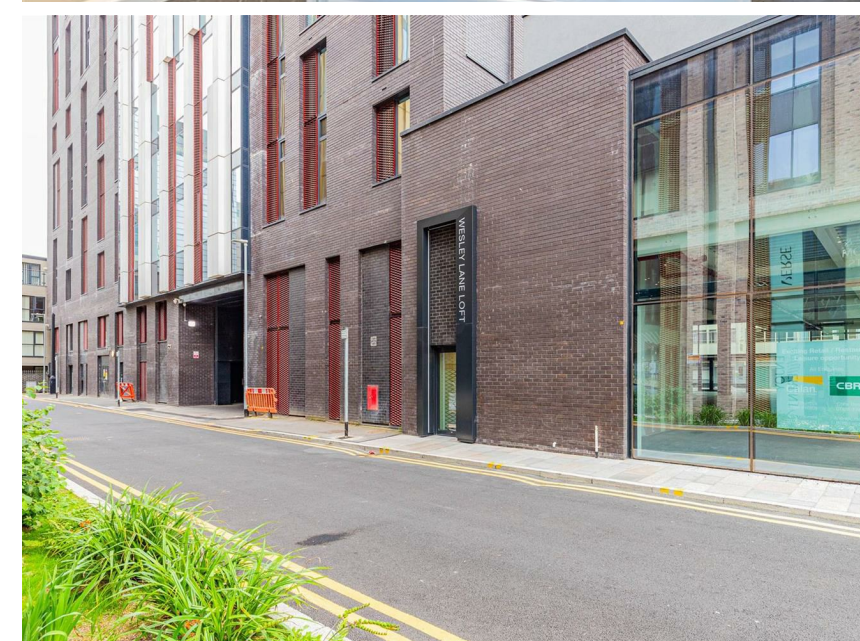
In the heart of our proud Welsh Capital City is this quite superb rental opportunity that is a brand new addition to the rental market for the summer of 2024. Located off Charles Street, Wesley Lane is a quiet corner of the City Centre yet located in the thick of the action that Cardiff has to offer. We are delighted to offer the Wesley Lane Lofts development and it truly offers some of the finest residential opportunities in central Cardiff.

Apartment 101 is a first-floor, two-bedroom DUPLEX apartment that also offers two bathrooms that are both ensuite. The presentation and condition of the properties is immaculate and offers a beautiful finish to the kitchen and bathroom areas along with generous living space. Available furnished or unfurnished, the property would be a brilliant option for two friends looking to be in the heart of Cardiff and living in something truly fantastic.

FLOOR PLAN AVAILABLE. FURNISHED/UNFURNISHED. BRAND NEW FOR 2024

COUNCIL TAX BAND of TBC  
EPC RATING of TBC

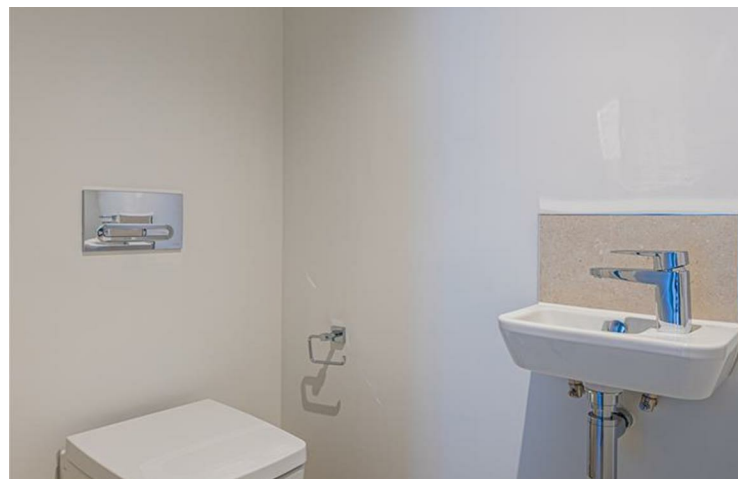
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or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



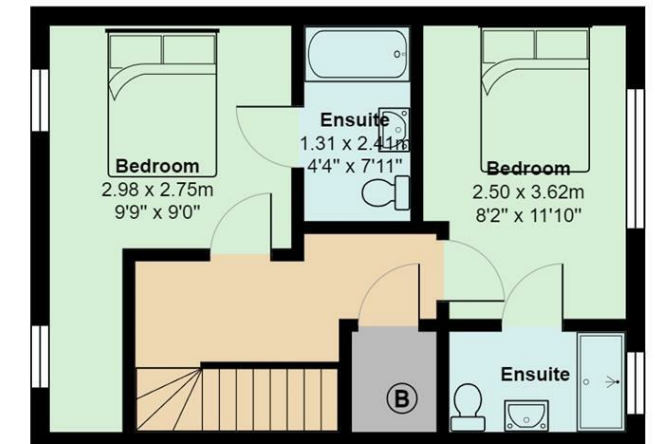
### PROPERTY SPECIALIST

Jon Hooper-Nash  
jon@jeffreycross.co.uk  
Director

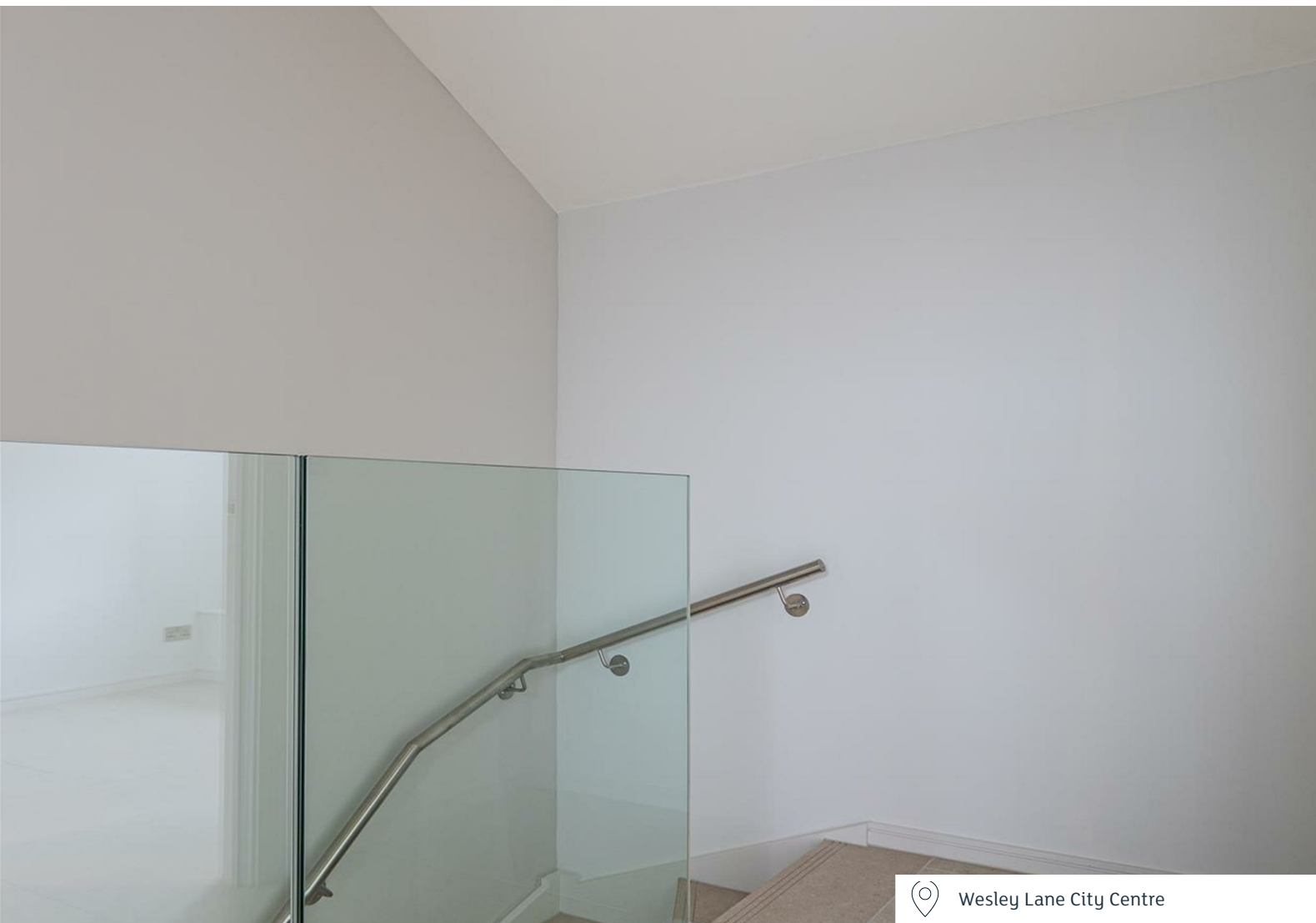




## Wesley Lane Lofts, City Centre



Total Area: 69.7 m<sup>2</sup> ... 750 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Wesley Lane City Centre



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>		
(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 