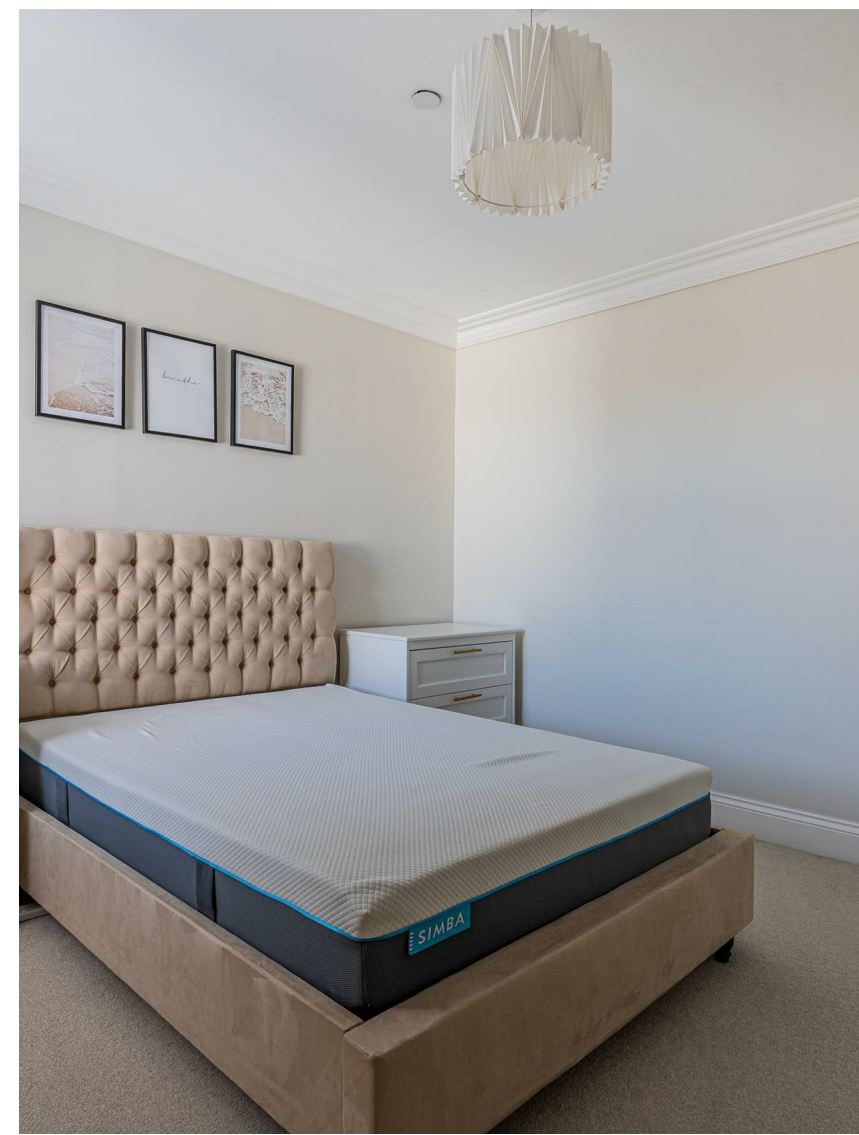


CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ALBANY ROAD





ALBANY ROAD

, CF24 3NW - £1,295 PCM

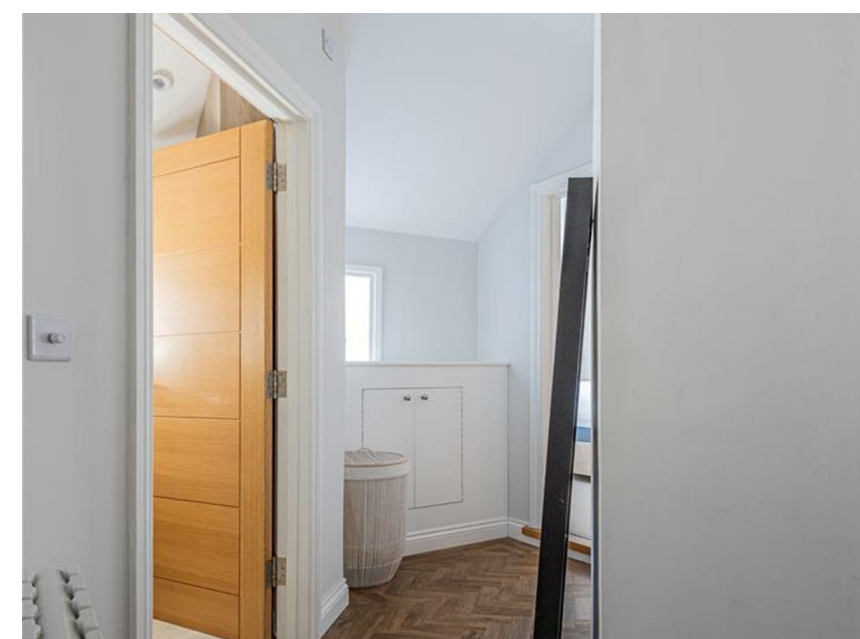
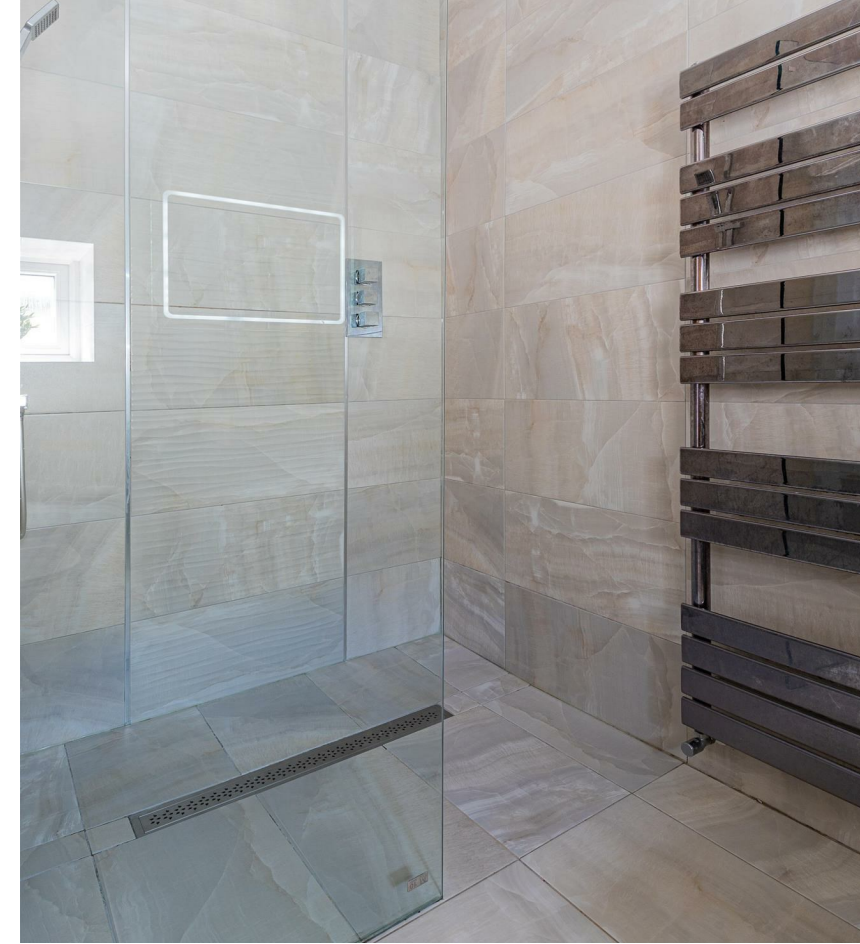
 2 Bedroom(s)  1 Bathroom(s)  sq ft

****LUXURY APARTMENT**** Jeffrey Ross are proud to exclusively bring to the market this exceptional two-bedroom first floor apartment within walking distance of Roath Rec and Wellfield Road.

The property comprises an open and airy lounge/kitchen complete with breakfast bar and large triangular shaped windows which allow a lot of light through. Kitchen appliances include dishwasher, washer/dryer & fridge/freezer. Two double bedrooms and a contemporary shower room. The property has recently been converted in 2019 and has been finished to a very high standard. ****Please note, WiFi will be charged at an additional cost of £32.76 monthly.**

Council Tax - B
EPC - 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






Albany Road, Roath



Total Area: 60.2 m² ... 648 ft²
All measurements are approximate and for display purposes only

Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |