

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



C O L U M   R O A D





## COLUM ROAD

, CF10 3EF - £1,195 PCM

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

On offer for rent here is this quite lovely, two bedroom GROUND-FLOOR apartment that is located in the heart of Cathays. The property is a perfect option for those of you who want to be within walking distance of the SU, main campus and City Centre but with your own space! The property is extremely well-presented with modern-fitted, stylish laminated flooring kitchen, carpet flooring throughout (excluding kitchen) with a cosy lounge area with great furnishings. Both bedrooms are a nice sized double bedroom with good clothes storage. The property is completed by a bathroom suite with bath and shower over. A lovely, lovely flat in a great location! PRIVATE GARDEN.

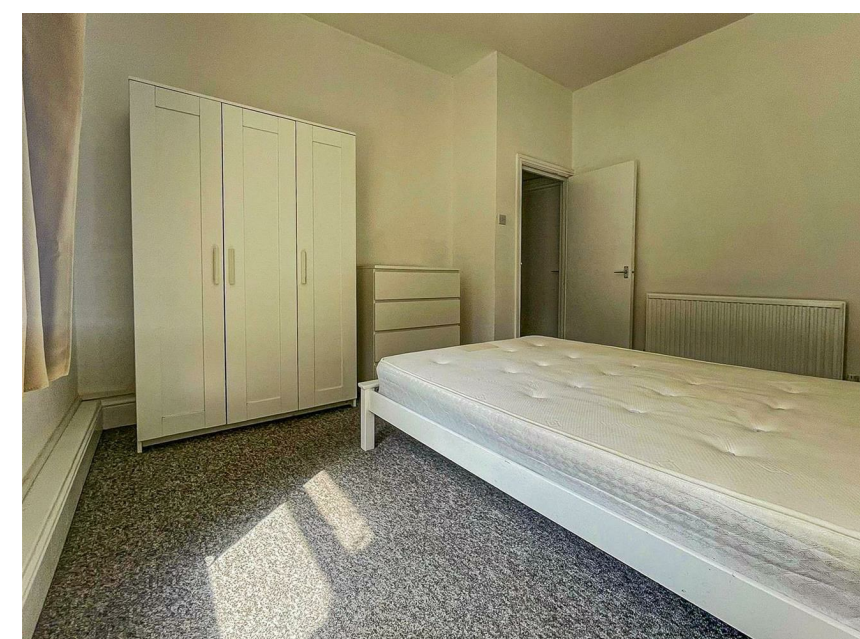
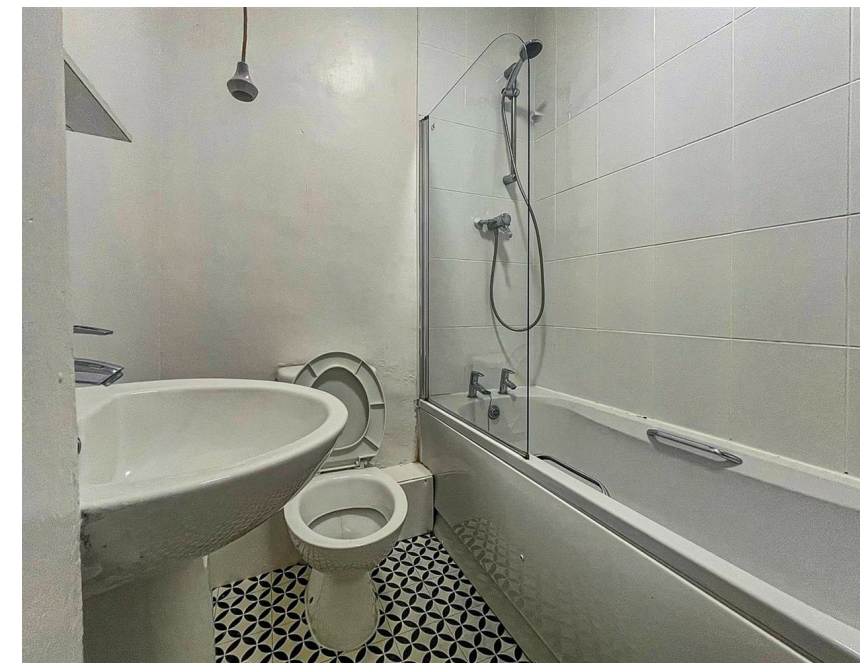
GAS CENTRAL HEATING. FURNISHED.

EPC - D  
Council Tax - C

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

Mrs Amanda May  
amanda.may@jeffreyross.co.uk  
Property Management Co-ordinator





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	