

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

RICHMOND ROAD
ROATH









RICHMOND ROAD

ROATH, CF24 3AQ - £895 PCM

 1 Bedroom(s)  1 Bathroom(s)  575.00 sq ft

Within a 10 minute walk of the City Centre, main University campus and within excellent transport links in and out of Cardiff is this rather impressive one bedroom, first-floor apartment on Richmond Road, Roath. Recently updated by the owner, the property offers impressive, bay-fronted lounge-kitchen with two sofas, modern-fitted, white-gloss kitchen with breakfast bar and integrated appliances to include washing machine and separate tumble dryer and excellent storage and worktop space. A dining / study area is located off the lounge, also making this a great entertaining and social space. A very generous double bedroom is provided with two double wardrobes and excellent chest of drawers space making this a very strong option for a couple. The property is completed by modern bathroom with shower, gas central heating, stylish furnishings and an option for off-road parking on a first-come-first-served basis.

FURNISHED. FLOOR PLAN AVAILABLE. GAS CENTRAL HEATING.

EPC RATING of C
COUNCIL TAX BAND of B

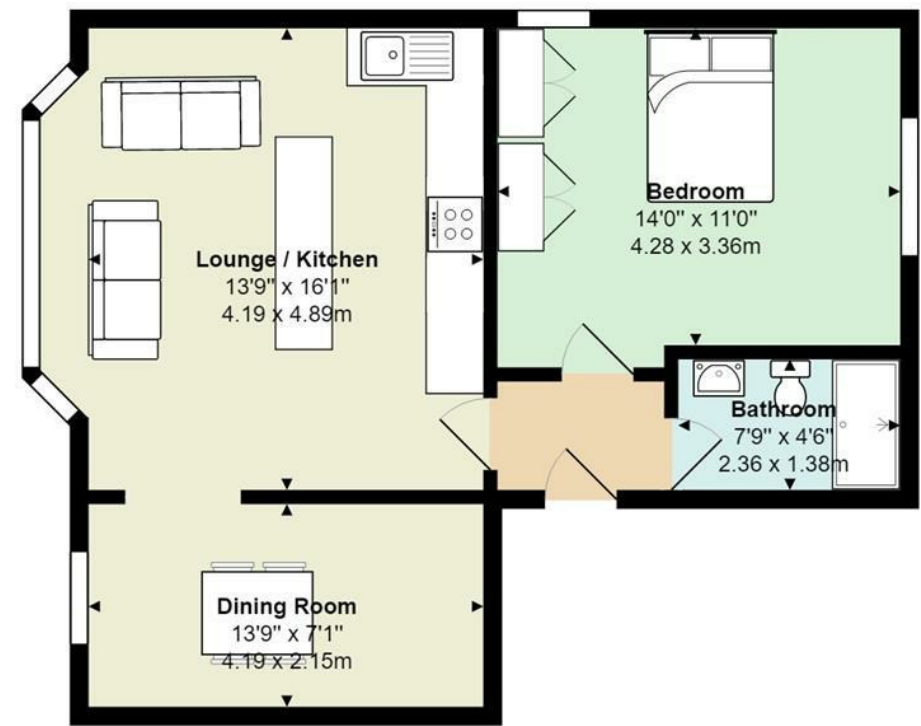
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or 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
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Lettings





Richmond Road, Roath



Total Area: 575 ft² ... 53.4 m²

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		81
(69-80) C	71	
(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