

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS




JeffreyRoss



NINIAN ROAD
ROATH PARK

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ROATH PARK, CF23 5EE - £900 PCM
PCM


 1 bedroom(s)  1 bathroom(s)  415.00 sq ft

****RENTAL INCLUDING WATER, OPPOSITE ROATH PARK AT JUST £900.00 A MONTH!!**** A brilliant opportunity to rent this large and well-presented, first-floor, bay-fronted one bedroom apartment opposite the ever-popular Roath Park Rec. Offering double bedroom, shower room and open-plan lounge-kitchen the property would be ideal for a couple or even single professional looking for something smart, large and in such a fantastic location. The property is available furnished.

EPC - C
Council Tax - 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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	

PROPERTY SPECIALIST

Mr Ryan Evans
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Administrator

Ninian Road, Roath



Total Area: 38.5 m² ... 415 ft²

All measurements are approximate and for display purposes only