

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



132 NEWPORT ROAD  
ROATH












## 132 NEWPORT ROAD

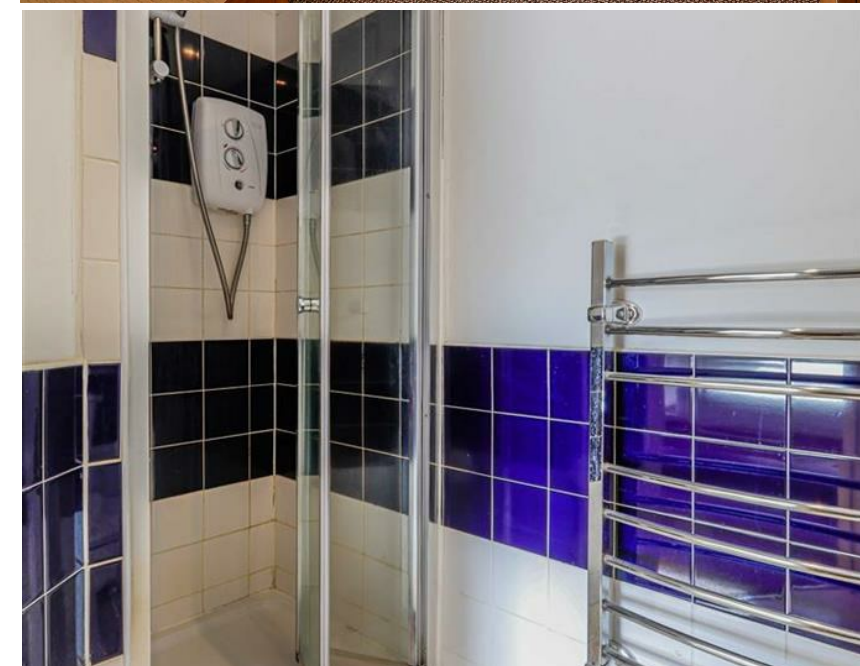
ROATH, CF24 1DJ - £1,200 PCM

 2 Bedroom(s)  1 Bathroom(s)  711.00 sq ft

Located on this popular road for professionals working in the City Centre is this good sized, top-floor apartment. The property briefly comprises open plan lounge with modern fitted kitchen. Two double bedrooms with an en-suite to master. Separate main bathroom and an allocated parking space to the rear. A really smart apartment in a great location! The advertised rent is purely the rent. The actual rent will have Water included for an additional £50 per month (on the advertised price)

EPC RATING of D  
COUNCIL TAX BAND of 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**  
Ms Cody Byrne  
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Property Management Co-ordinator





Central Court, Roath

## Central Court, Roath



Total Area: 66.1 m² ... 711 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC