

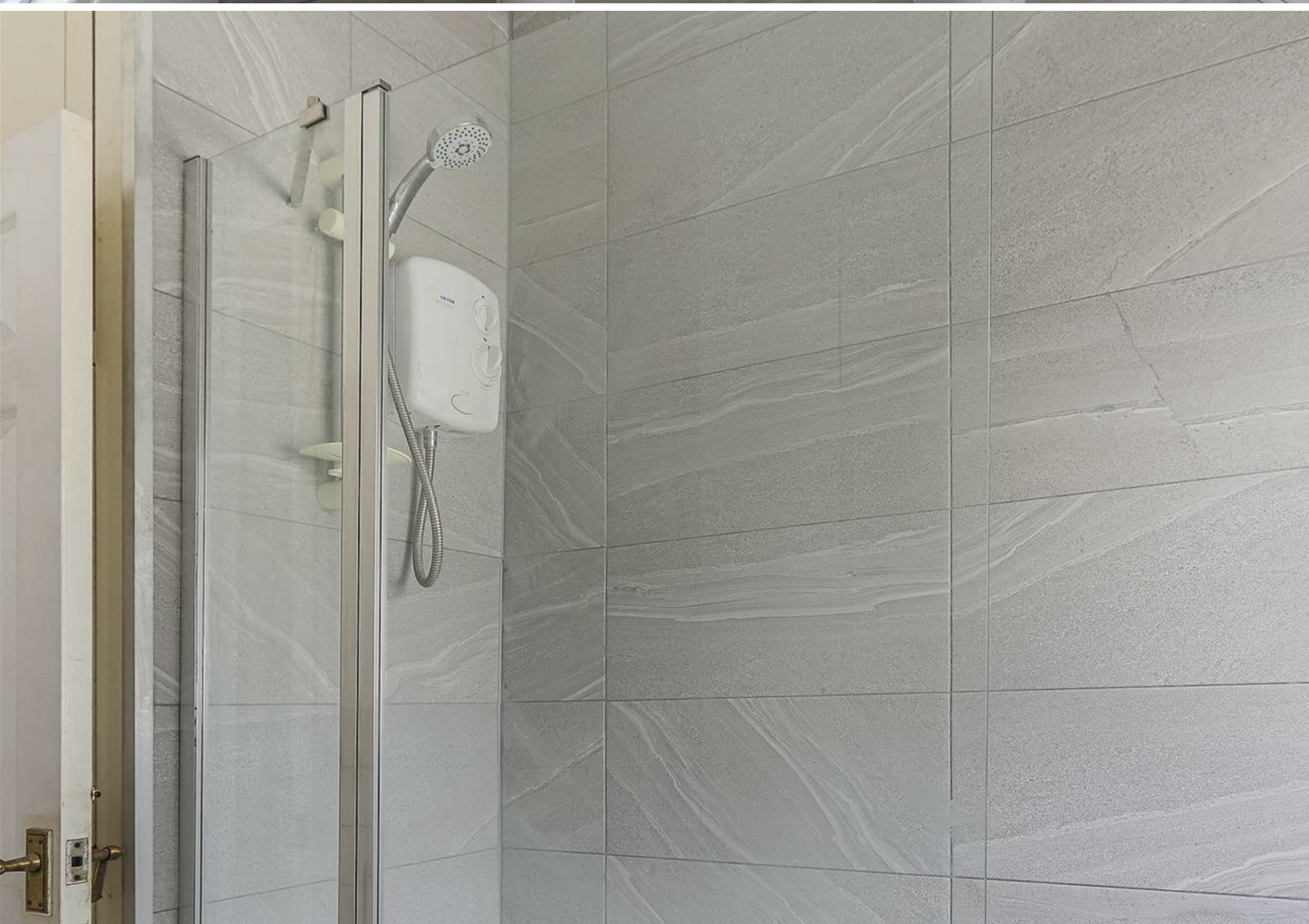
CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



ALBANY ROAD  
ROATH





## ALBANY ROAD

ROATH, CF24 3NT - £1,295 PCM



3 Bedroom(s)



1 Bathroom(s)



sq ft

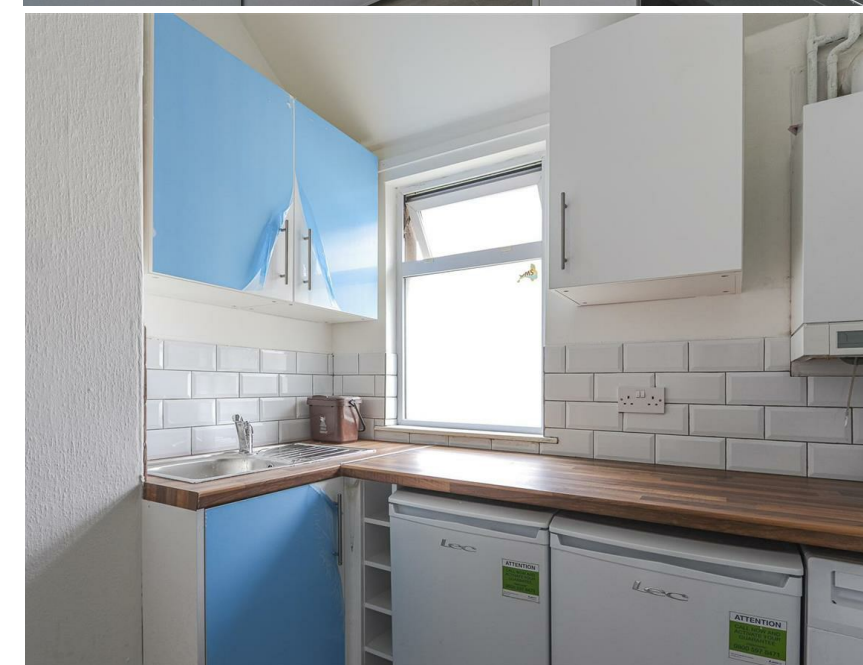
Perfect for sharers! This lovely, spacious three bedroom maisonette is available in this excellent location close to all amenities on popular Albany Road and within close proximity to the city centre, University campuses and Roath Park. The flat comprises of large lounge with dining area, separate kitchen, bathroom and three double bedrooms. Available furnished, a great house share option!

Council Tax C  
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@jeffreycross.co.uk  
Senior valuer





Albany Road, Roath



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 62                      | 64        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |