

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CHURCHILL WAY  
CITY CENTRE









## CHURCHILL WAY

CITY CENTRE, CF10 2EA - £1,000  
PCM

 1 Bedroom(s)  1 Bathroom(s)  507.00 sq ft

VIDEO VIEWING AVAILABLE ON REQUEST - DETAILS IN  
VIDEO SECTION:

In the heart of the City Centre, on Churchill Way is an exciting selection of apartments that are brand new for 2019. Churchill Villas is a lovely development of 1 and 2 bedroom apartments that have been very nicely furnished and boast a high quality living opportunity. Apartment 5 is a lower ground-floor one bedroom apartment that offers open-plan lounge kitchen with laminate flooring throughout, IKEA furniture and neutral decoration. A large double bedroom is offered with double bed, wardrobe and chest of drawers and the property is completed by stylish bathroom suite with bathtub and shower over. There is unfortunately no parking available within this development.

EPC RATING 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. ACJ 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@jeffreygross.co.uk  
Senior valuer





Churchill Villas, City Centre



Total Area: 47.1 m² ... 507 ft²

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                                   |                                                                                                               |           |
| (69-80) C                                   | 74                                                                                                            | 74        |
| (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  |           |