

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CLAUDE ROAD
ROATH





CLAUDE ROAD

ROATH, CF24 3QA - £785 PCM



1 Bedroom(s)



1 Bathroom(s)



406.00 sq ft

We're delighted to offer this newly converted Victoria terrace one-bedroom apartment. Located on the First Floor, front flat overlooking the street with bay-fronted lounge/kitchen which offers gas hob and appliances. A lovely bathroom suite is offered along with a spacious double bedroom. Property is well located, offering many shops and bars on this popular street as well as Wellfield Road, Roath Park, Cardiff University and the City Centre. A great opportunity!

For more information, contact JeffreyRoss on 02920 499680.

EPC RATING of C
COUNCIL TAX - B

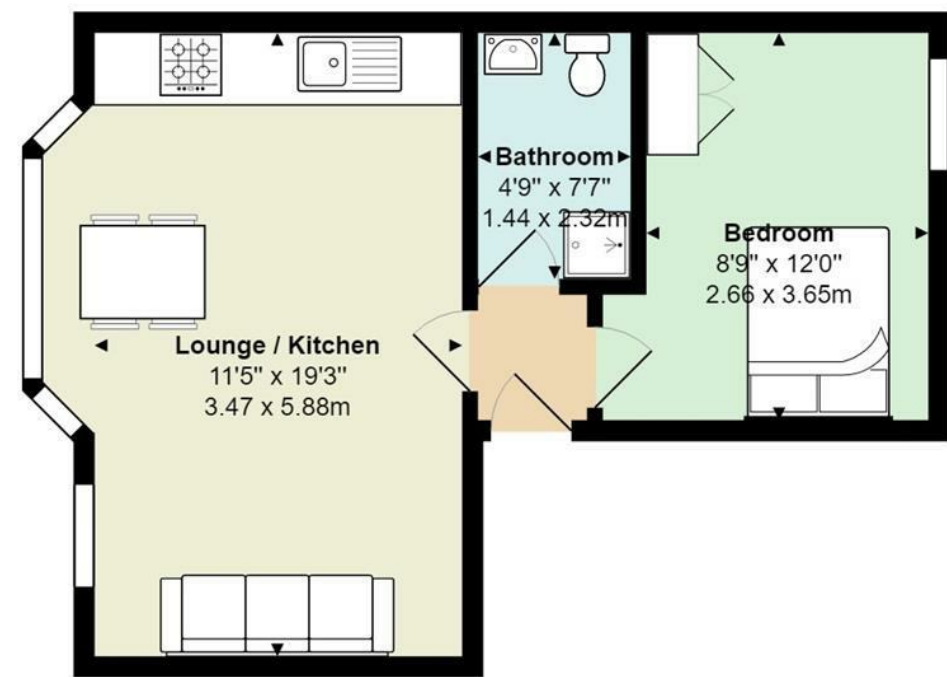
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

PROPERTY SPECIALIST

Mr Rhys Carter
rhys.carter@jeffreycross.co.uk
Senior valuer



Claude Road, Roath



Total Area: 406 ft² ... 37.8 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		
(69-80) C	74	80
(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 