

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss






GREYFRIARS ROAD  
CITY CENTRE





## GREYFRIARS ROAD

CITY CENTRE, CF10 3AL - £1,900  
PCM

 2 Bedroom(s)  2 Bathroom(s)  850.00 sq ft

In the very heart of our fine capital City and located in one of the City's most popular developments is this fifth-floor, two bedroom/two bathroom apartment which boasts large living accommodation with separate balcony with panoramic views of Cardiff City Centre. The property further offers two large double bedrooms, two luxury bathrooms and a superb fitted kitchen with integrated appliances. Furnished to a high standard with beautiful and stylish furnishings. Under-croft Parking, accessible via Greyfriars Road. The property further benefits from access to the Park Plaza hotel leisure facilities (additional cost). Must be viewed to appreciate - executive City Centre living at its very best!

FLOOR PLAN AVAILABLE. FURNISHED. SECURE,  
UNDERCROFT PARKING.

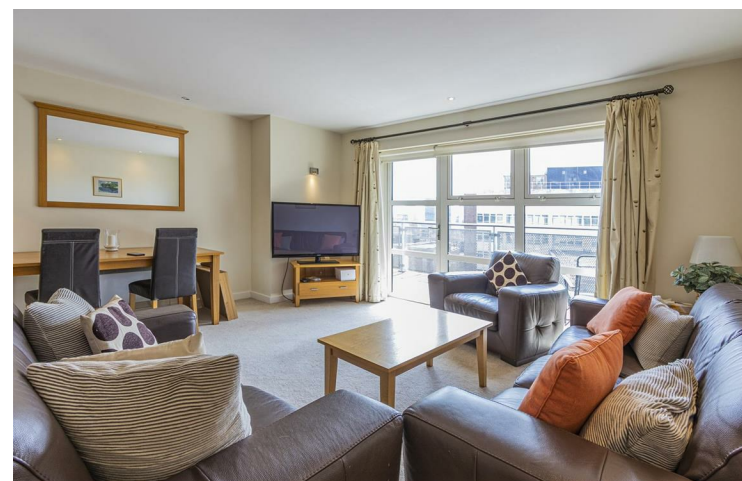
COUNCIL TAX BAND of G  
EPC RATING C

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.

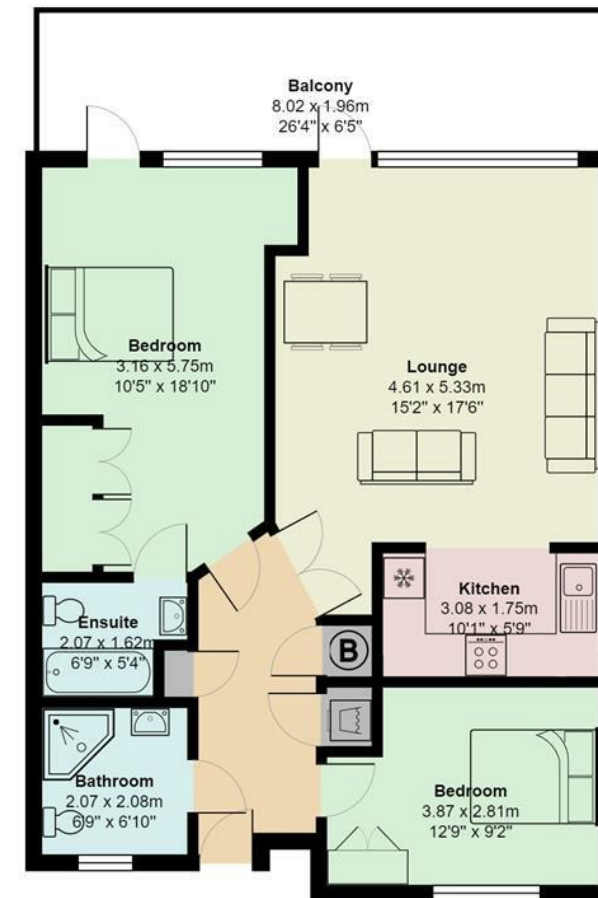
### PROPERTY SPECIALIST

Mr Gwyn Davies  
gwyn@jeffreyross.co.uk  
Lettings Manager





## Park View, City Centre

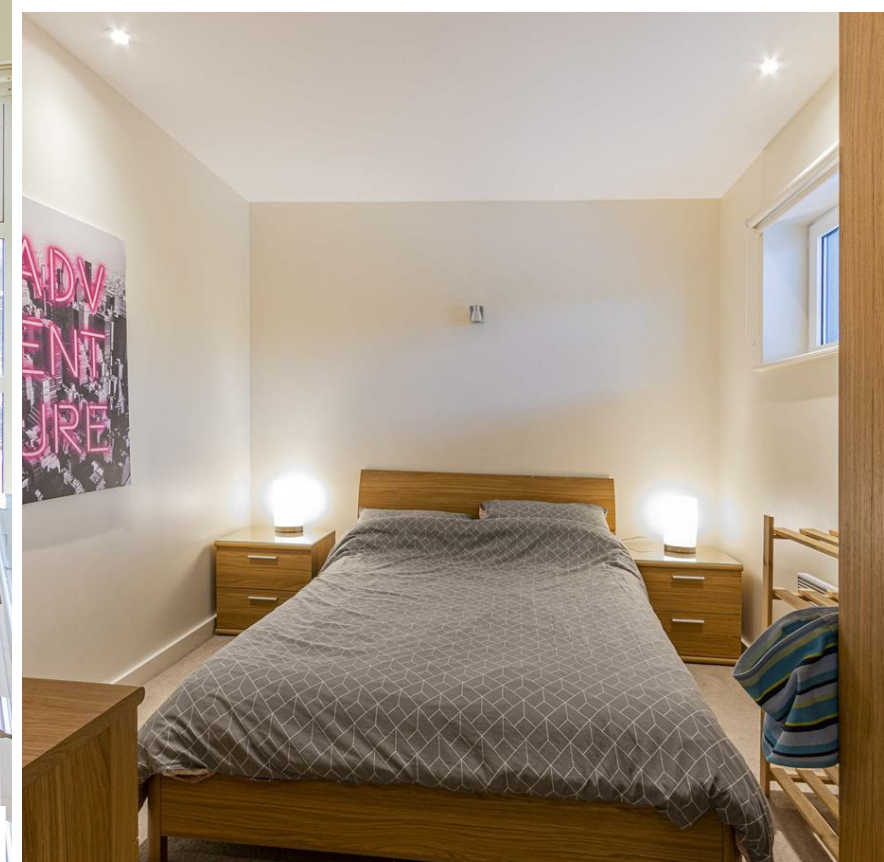


Total Area: 78.9 m<sup>2</sup> ... 850 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



Greyfriars Road, City Centre



### 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	77	84
	EU Directive 2002/91/EC	