




BUTE TERRACE  
CITY CENTRE






## BUTE TERRACE

CITY CENTRE, CF10 2FF - £1,400 PCM

 2 bedroom(s)

 2 bathroom(s)

 sq ft

VIDEO VIEWING AVAILABLE ON REQUEST - DETAILS IN VIDEO SECTION:

An exceptional 2 bed apartment situated in the heart of the City Centre. Accommodation comprises of, 2 double bedrooms, master bedroom benefits from an en suite shower, family bathroom, large open plan living/dining room with fully fitted kitchen. The property further benefits from being furnished to a high standard, off road parking and 24 hour concierge. Water rates included with the rent.

EPC RATING of C.  
COUNCIL TAX BAND of F

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

### PROPERTY SPECIALIST


**Mr Rhys Carter**  
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Lettings







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</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>	EU Directive 2002/91/EC 	





















Comments by Mr Rhys Carter





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Jeffrey Ross