



REDLAVER STREET









## REDLAVER STREET

, CF11 7LY - £995 PCM



2 bedroom(s)



1 bathroom(s)



847.00 sq ft

Jeffrey Ross are delighted to market this two bedroom duplex apartment in The Old Library in Grangetown. Ideally located near the amenities of Penarth Road and a further 5 minutes to the City Centre and Cardiff Central Train Station. The property briefly comprises of entrance hallway, W/C, large open plan living room and kitchen with built in appliances and breakfast bar. The first floor then further comprises of two double bedrooms, one of which benefiting from built in wardrobes and a family bathroom with bath and shower overhead. The property further benefits from a communal outdoor space to the rear and is offered unfurnished.

EPC Rating: C

Council Tax Band: 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**

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Lettings Manager











### 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>	EU Directive 2002/91/EC 	





























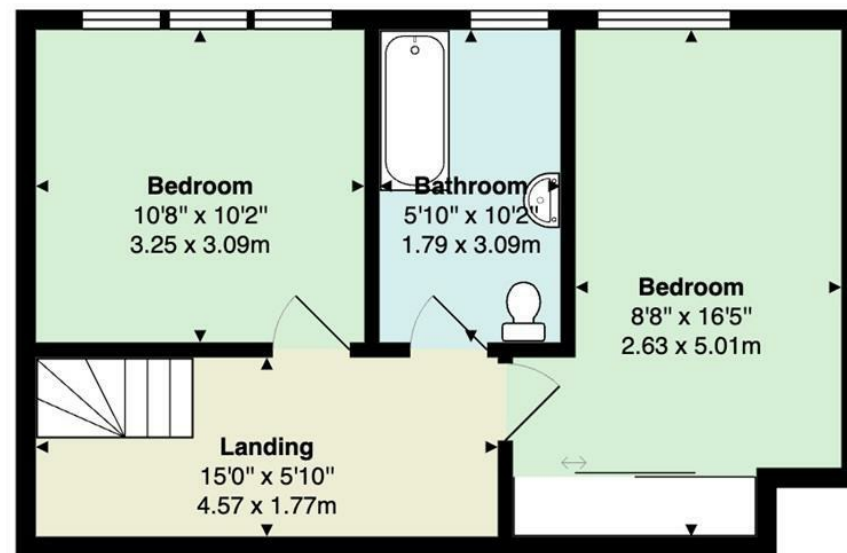
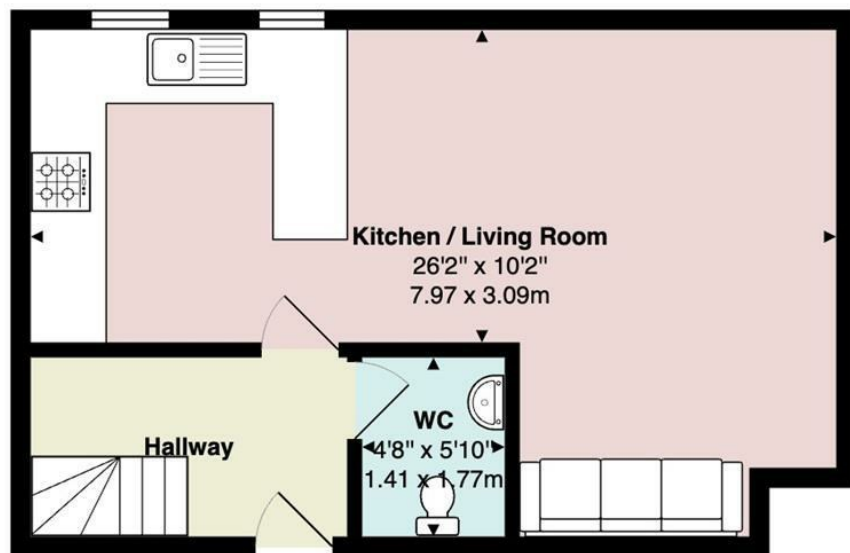


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Comments by Mr Gwyn Davies

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### The Old Library

Total Area: 847 ft² ... 78.7 m²

All measurements are approximate and for display purposes only

[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross