

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



COWBRIDGE ROAD EAST  
CANTON





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	



**HALLWAY**

5.79m x 0.89m min (19' x 2'11" min)

**LOUNGE**

4.78m x 3.43m (15'8" x 11'3")

**KITCHEN**

3.68m x 2.46m max (12'1" x 8'1" max)

**BATHROOM**

1.85m x 1.55m (6'1" x 5'1")

**BEDROOM**

3.45m x 3.10m (11'4" x 10'2")

**BEDROOM**

3.45m x 2.97m (11'4" x 9'9")

**TENURE & SERVICE CHARGE**

we have been advised the property is leasehold with approximately 85 years remaining on the lease from an initial 99 year lease. we have also been advised the service charge is approximately £95 per month and that the ground rent is inclusive of this. your legal representative should confirm this.

**EPC**

Awaiting and to be confirmed

**CONSTRUCTION**

The property is within a purpose built block built originally circa 1976 and is made from predominantly brick construction with the use of steel supports and has a flat roof

**PARKING**

We have been advised by our seller client that the property comes with allocated parking

**BROADBAND & MOBILE VOICE SIGNAL**

According to Ofcom the property has up to 1000Mbps broadband speed and the chances of an indoor mobile voice signal is likely

**COUNCIL TAX**

Band C



“  
A good size, fourth floor, two bedroom apartment located just a short walk to Cardiff City Centre including the Principality Stadium, Cardiff Castle and Cardiff Central Train Station. With lift access and allocated parking this property comprises of an entrance hallway, lounge, bathroom, fitted kitchen and two double bedrooms. Benefits include double glazing and gas central heating.  
”

Comments by - Mr Julian Preston





COWBRIDGE ROAD EAST  
CANTON, CF11 9DT - £165,000

2 bedrooms 1 bathroom(s) 620.00 sq ft

Welcome to this charming fourth-floor purpose-built apartment located on Cowbridge Road East in Cardiff. This delightful property boasts a spacious 620 sq ft of living space, perfect for those seeking a comfortable and convenient lifestyle. Upon entering, you are greeted by a welcoming reception room, ideal for entertaining guests or simply relaxing after a long day. The apartment features two generously sized double bedrooms, offering ample space for a growing family, guests, or a home office. The property has lift access to the fourth floor, making it easily accessible for all residents. Additionally, the allocated parking space ensures that you never have to worry about finding a spot after a long day at work. Built in 1976, this flat exudes character and charm, with a touch of nostalgia from the 1970s. Its prime location near Cardiff Central means that you are just a stone's throw away from all the amenities, restaurants, and entertainment that the vibrant city has to offer.

PROPERTY SPECIALIST

Mr Julian Preston  
julian@jeffreygross.co.uk  
02920 499 680  
Senior valuer

