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*Richmond Crescent*

ROATH



Comments by Miss Lauren King



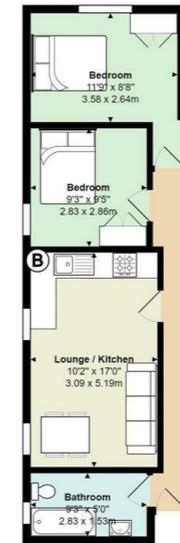
**Property Specialist**  
**Miss Lauren King**  
Lettings Negotiator

lauren.king@jeffreycross.co.uk



Comments by the Homeowner

### Richmond Crescent, Roat



Total Area: 510 ft<sup>2</sup> ... 47.3 m<sup>2</sup>  
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		89
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



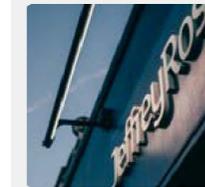
# Richmond Crescent

Roath, Cardiff, CF24 3AH

PCM

£1,120 PCM

2 Bedroom(s) 1 Bathroom(s) sq ft



Contact our  
**Students Branch**

02920 499680

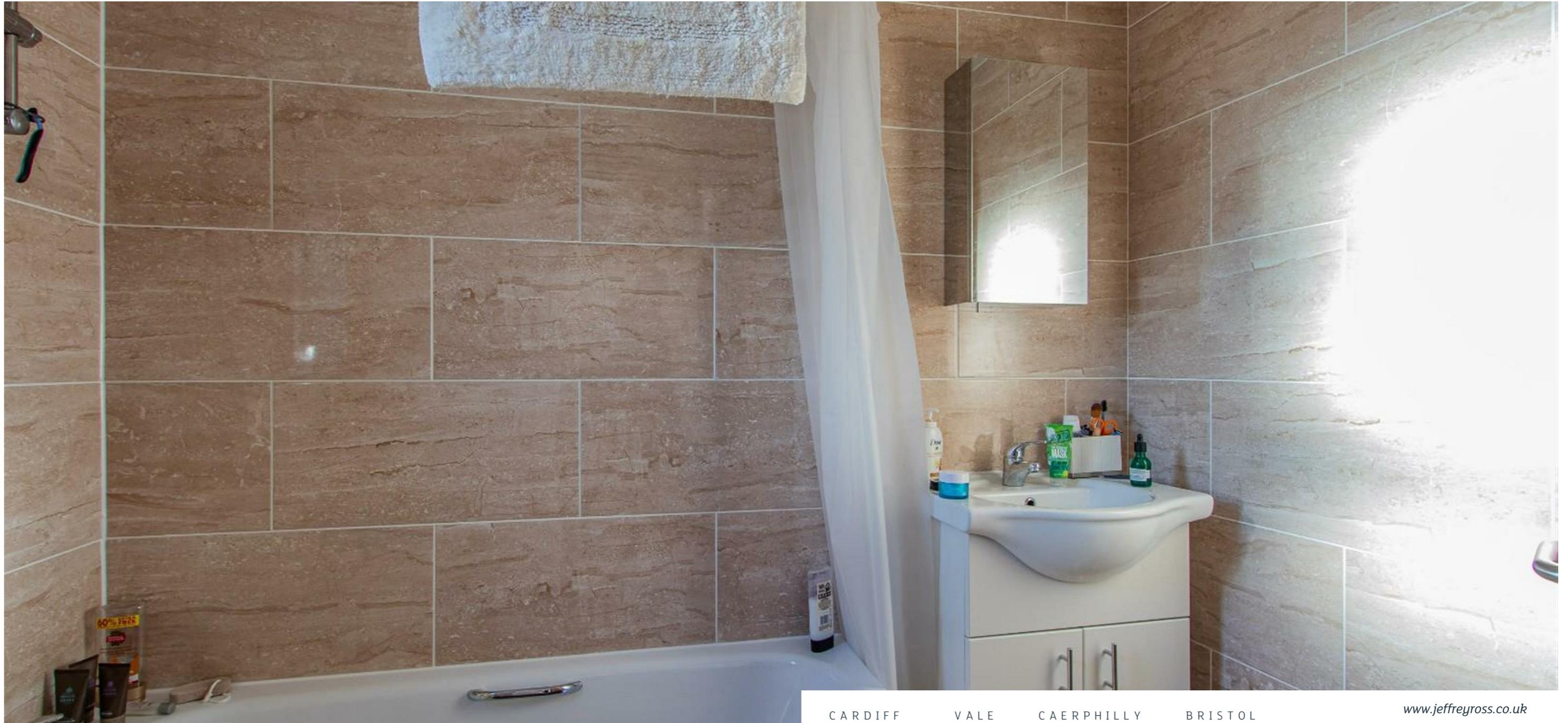
Richmond Crescent, just off Richmond Road is a very quiet and peaceful yet literally a stones' throw from the City Centre! This very nicely presented TWO BEDROOM, first-floor apartment is very well presented from tip-to-toe and offers great space with an 8m long hallway! The property offers open-plan lounge / kitchen lounge with gas hob, good storage and dining table with four chairs. Two large double bedrooms are provided and a bathroom suite with shower over the bathtub. Perfect for two friends, the space is brilliant! Available furnished.

GAS CENTRAL HEATING. FURNISHED. FULL RENT PAYABLE FROM START OF TENANCY AGREEMENT.

EPC RATING of D

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.





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