

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



RICHARDS TERRACE  
ADAMSDOWN

# RICHARDS TERRACE

ADAMSDOWN, CF24 1RX - £875 PCM

1 bedroom(s) 1 bathroom(s) 518.00 sq ft

Within walking distance of the City Centre and immaculately presented throughout is this lovely, first-floor one bedroom apartment. Located on Richards Terrace, Adamsdown, the property offers good space, an excellent level of finish and is very nicely furnished making it perfect for a couple. The property offers open-plan, lounge/kitchen to the front with dining table, two chairs and sofa. A spacious double bedroom is offered with good storage and access into an ensuite bathroom. The property is completed by a generous storage cupboard and parking is available to the front of the property. A brilliant opportunity!

ELECTRIC HEATING. FLOOR PLAN AVAILABLE. FURNISHED.

EPC RATING of D  
COUNCIL TAX BAND of B

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	57
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

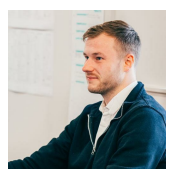
## Richards Terrace, Roath



Total Area: 38.9 m<sup>2</sup> ... 419 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

PROPERTY SPECIALIST

Mr Ryan Evans  
ryan@jeffreycross.co.uk



Administrator