

1 Bedrooms

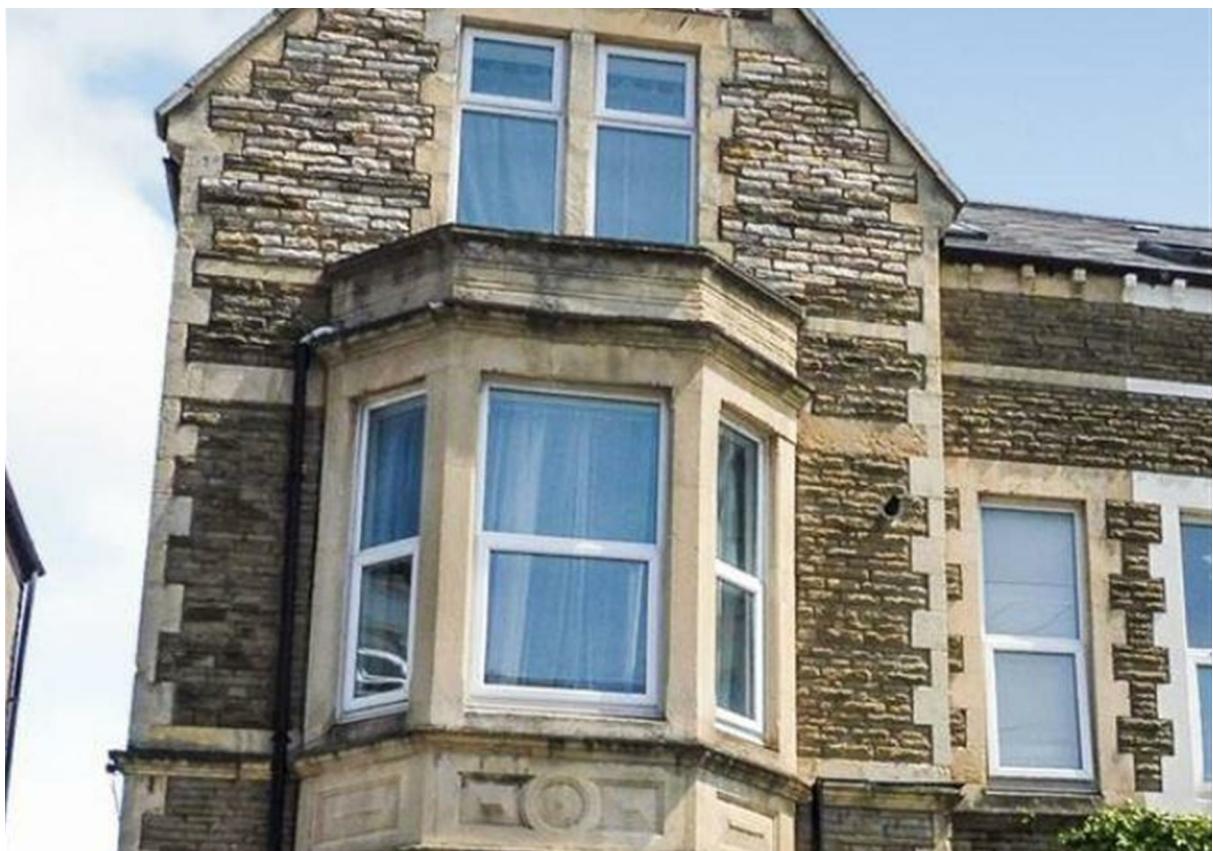
Studio

Offers In The Region Of

£80,000

Located in

Roath



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First Floor Rear Flat, 70 Claude Road

Roath CF24 3QB



Nestled in the vibrant area of Roath, this studio apartment on Claude Road presents an excellent investment opportunity. Spanning a compact yet efficient 291 square feet, the property boasts a neutral decor that allows for personalisation and a welcoming atmosphere.

The apartment is ideally situated, offering close proximity to the bustling Albany Road and Wellfield Road, where you will find a delightful array of shops, cafes, and local amenities. This prime location not only enhances the appeal of the property but also ensures convenience for daily living.

Great area for investment! Currently let at £650pcm.

Do not miss the chance to own a piece of Roath, where community spirit and urban living blend seamlessly.



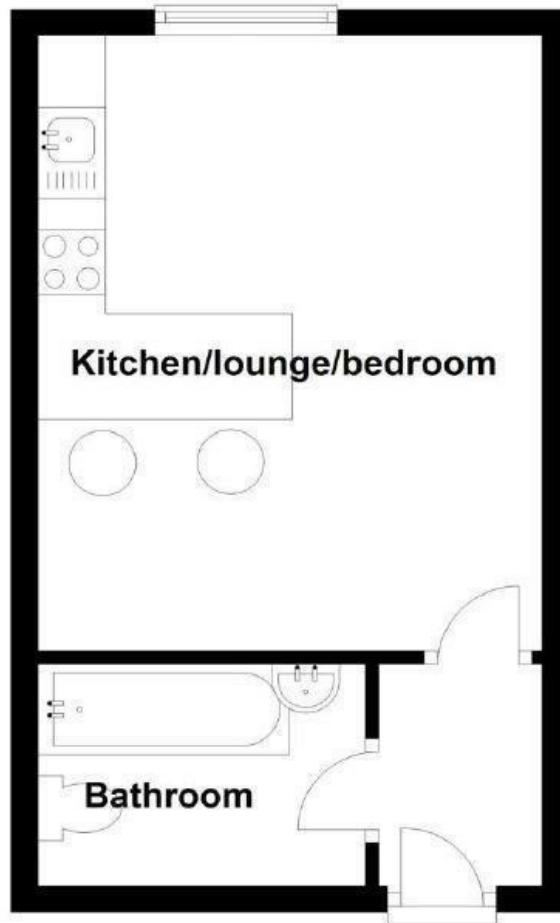
First Floor Rear Flat, 70 Claude

£80,000 Leasehold



- GCH
- DOUBLE GLAZING
- FITTED KITCHEN

First Floor



Council Tax Band B

Local Authority Cardiff Council

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	69
(55-68)	D	
(39-54)	E	56
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

27 Caerphilly Road
Cardiff
South Glamorgan
CF14 4AD

info@cardiffestatesandlettings.co.uk

02920 520 520

www.company.co.uk