



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

*Colum Road*

CATHAYS

CARDIFF

VALE

CAERPHILLY

BRISTOL



Comments by Mr Rhys Carter



**Property Specialist**

**Mr Rhys Carter**

Senior valuer

[rhys.carter@jeffreygross.co.uk](mailto:rhys.carter@jeffreygross.co.uk)

*Superb one bedroom apartment in a brilliant location!*

Comments by the Homeowner





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>		78	78
(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		



# Colum Road

Cathays, Cardiff, CF10 3EF

PCM

£880 PCM



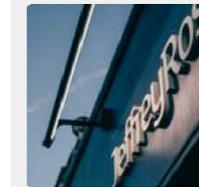
1 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our  
**Students Branch**

02920 499680

WOW! Awesome, lovely, charming ONE bedroom, first-floor flat that is centrally located in Cathays, on Colum Road (can you tell we like this one?!) The property is a perfect option for those of you who want to be within walking distance of the SU, main campus and City Centre but with your own space! The property is extremely well-presented with modern-fitted, stylish kitchen, laminate flooring throughout with a cosy lounge area with top-quality furnishings. The bedroom is a nice sized double bedroom with good clothes storage (big enough for two people) and a bathroom suite with bath and shower over. A lovely, lovely flat in a great location!

GAS CENTRAL HEATING. FURNISHED. FULL RENT PAYABLE FROM START OF CONTRACT.

EPC RATING of C

A holding fee of £50 per person 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.



CARDIFF VALE CAERPHILLY BRISTOL

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