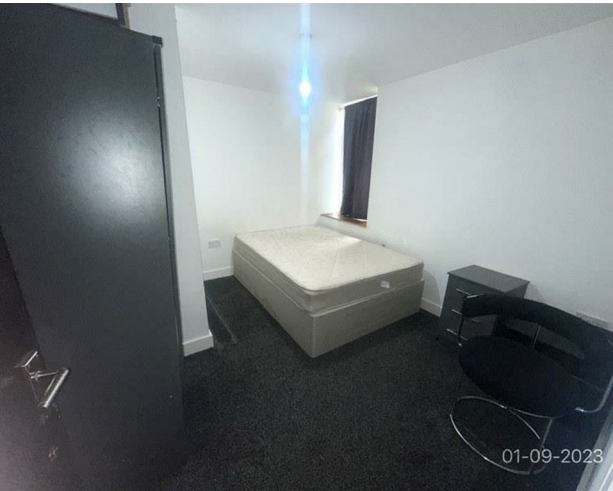
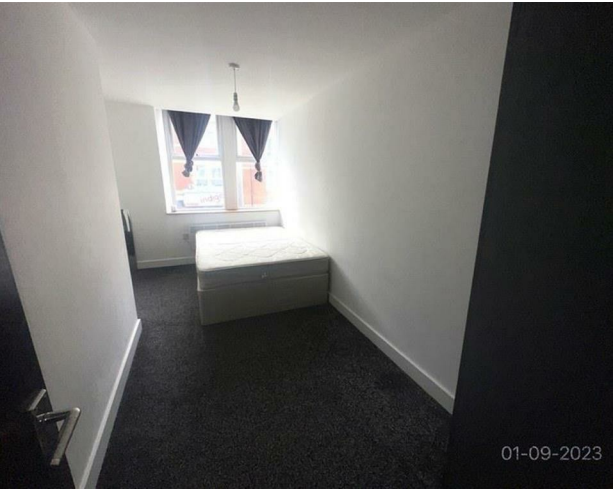


Flat 1, 165 Albany Road, Roath, Cardiff, CF24 3NT  
£1,620  
EPC Rating:     Council Tax Band:



Flat 1, 165 Albany Road, Roath, Cardiff, CF24 3NT

£1,620

Council Tax Band:

Welcome to this spacious three bedroom flat on Albany Road, perfect for students or professionals working in the city. The modern open plan kitchen and living area, along with three double bedrooms, a shower room, and an additional WC, provide ample space and comfort for residents. With its convenient location and well-designed layout, this flat offers a comfortable and practical living space for those looking to reside in the heart of the city. Don't miss out on the opportunity to make this your new home! EPC: D Council tax band A Holding Deposit £360.00 Security Deposit - Subject to referencing. A holding fee equivalent to 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. The referencing process and occupational contract must be completed and signed within 14 days following the payment. The Umbrella Homes reserves the right to retain this payment should the applicant provide false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the agreement.







76 Woodville Road  
Cathays  
Cardiff  
CF24 4ED

| 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 |         |                                                                                                               |
| England & Wales                             |         | EU Directive 2002/91/EC  |