

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



RICHMOND ROAD  
ROATH

# RICHMOND ROAD

ROATH, CF24 3BT - £1,100 PCM

2 bedroom(s) 1 bathroom(s) 459.00 sq ft

Perfect for two friends sharing! BRAND NEWLY REFURBISHED FOR 2024!! We are delighted to offer this excellent opportunity to rent a superb, two-bedroom apartment in the heart of Roath. Located at the top of Richmond Road (at the City Road / Crwys Road and Albany Road junction,) this TOP-FLOOR apartment offers an excellent standard of finish throughout and is nicely furnished. The property offers a good-sized, open-plan lounge/kitchen with dining table and kitchen with electric hob and generous worktop and storage space. The property further offers stylish bathroom suite with bathtub with shower over and two spacious double bedrooms.

GAS CENTRAL HEATING. FLOOR PLAN AVAILABLE.

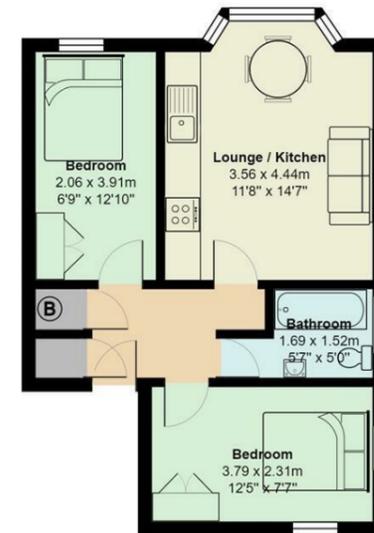
EPC RATING of D  
COUNCIL TAX BAND of B

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	69
(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	

## Richmond Road, Roath



Total Area: 42.6 m<sup>2</sup> ... 459 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

PROPERTY SPECIALIST  
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Senior valuer

