

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

THE WALK
ROATH



THE WALK

ROATH, CF24 3AF - £865 PCM

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

Tucked in on a quiet corner of Roath (yet very well-located for the City Centre) is this very nicely presented ONE BEDROOM, first-floor apartment on The Walk. Nicely presented from tip-to-toe, this first-floor property offers open-plan living room with modern kitchen (complete with breakfast bar!) with gas hob and good storage, large double bedroom and shower suite. Available furnished, the property further benefits an off-road parking option (please enquire for more details.)

GAS CENTRAL HEATING. FURNISHED.

EPC RATING of D

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY SPECIALIST

Mr Rhys Carter
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Senior valuer



The Walk, Roath



Total Area: 410 ft² ... 38.1 m²
All measurements are approximate and for display purposes only