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CARDIFF

VALE

CAERPHILLY

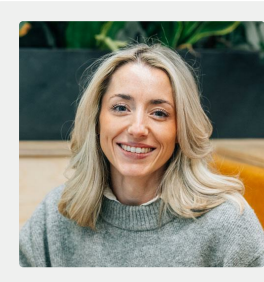
BRISTOL



Rusticana Court, Caerphilly
Jeffrey R
HEAD



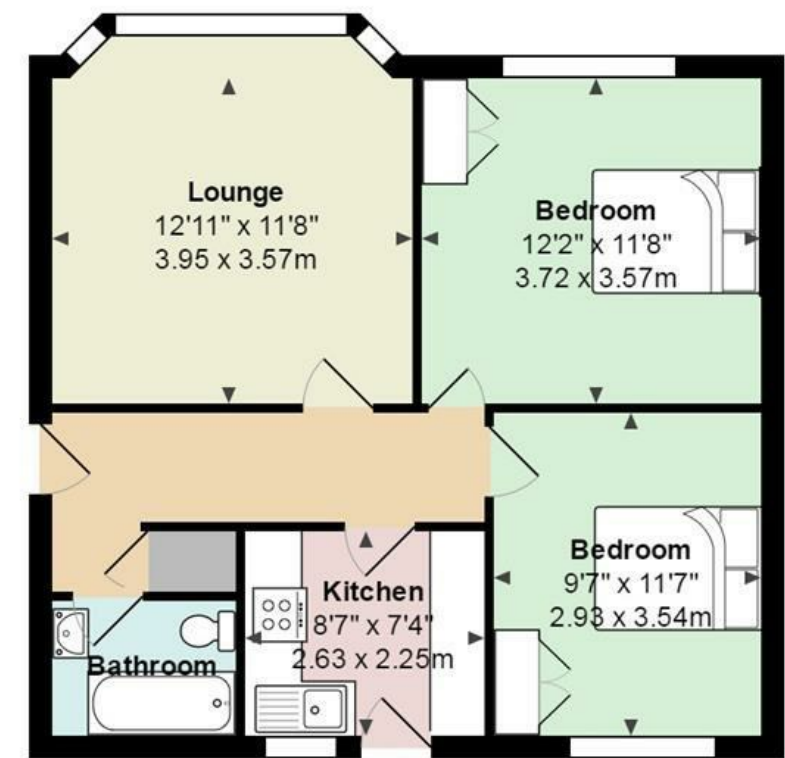
Comments by Miss Sophie Burrows



Property Specialist
Miss Sophie Burrows
Sales & Lettings Consultant

sophie@jeffreycross.co.uk

Caerphilly Road, Heath



Total Area: 614 ft² ... 57.1 m²

All measurements are approximate and for display purposes only

Very well-located two bedroom flat in the heart of Heath.

Comments by the Homeowner





Rusticana Court,

Heath, Cardiff, CF14 4QL

£1,250



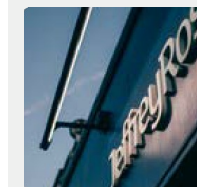
2 Bedroom(s)



1 Bathroom(s)



635.00 sq ft



Contact our
Llanishen Branch

02920 499680

Newly done in April 2017 is this superb two bedroom first-floor apartment on the convenient Caerphilly Road. Located just up from the shops on Caerphilly Road and therefore extremely well positioned for access in and out of Cardiff, the University Hospital and Llanishen village, the property offer good space, two double bedrooms, separate fitted kitchen and bathroom suite with bathtub and shower over. To the rear of the house is a shared outside space and parking for one vehicle per property.

Gas Central Heating. Furnished / Unfurnished. Floor plan available.

AVAILABLE 26/09/2018

EPC RATING of C
COUNCIL TAX BAND of D

Administration fees and charges are excluded and WILL apply. For one tenant this will equate to £234.00 incl. VAT (£195.00 + VAT) and £60.00 incl. VAT (£50.00 + VAT) will be charged for each additional tenant thereafter.



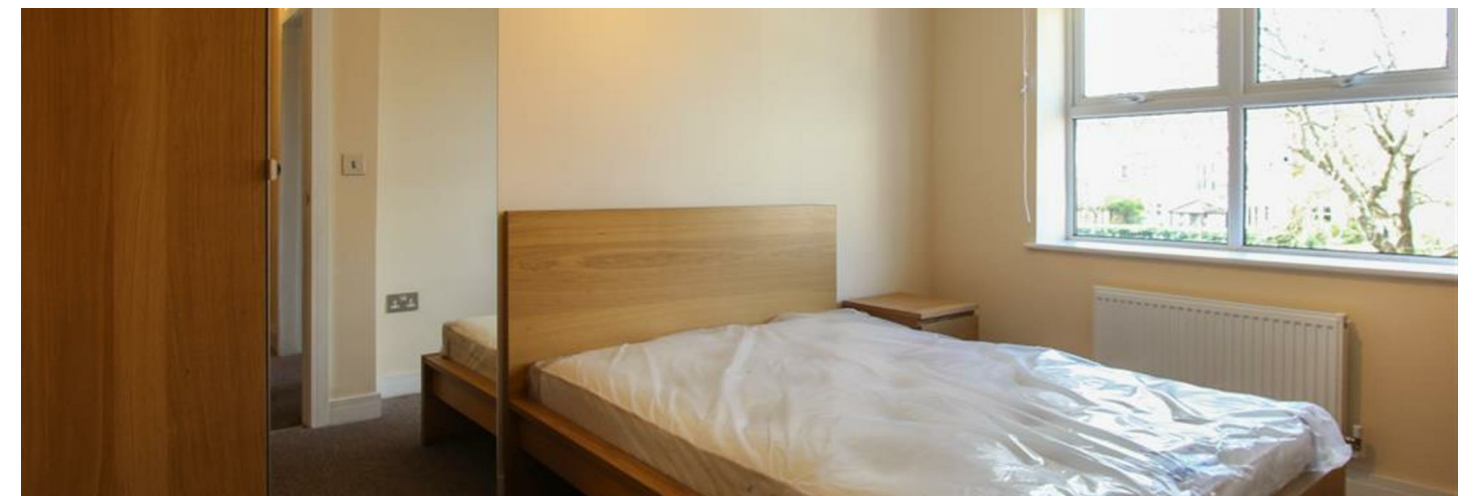
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

