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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Charles Street*

CITY CENTRE



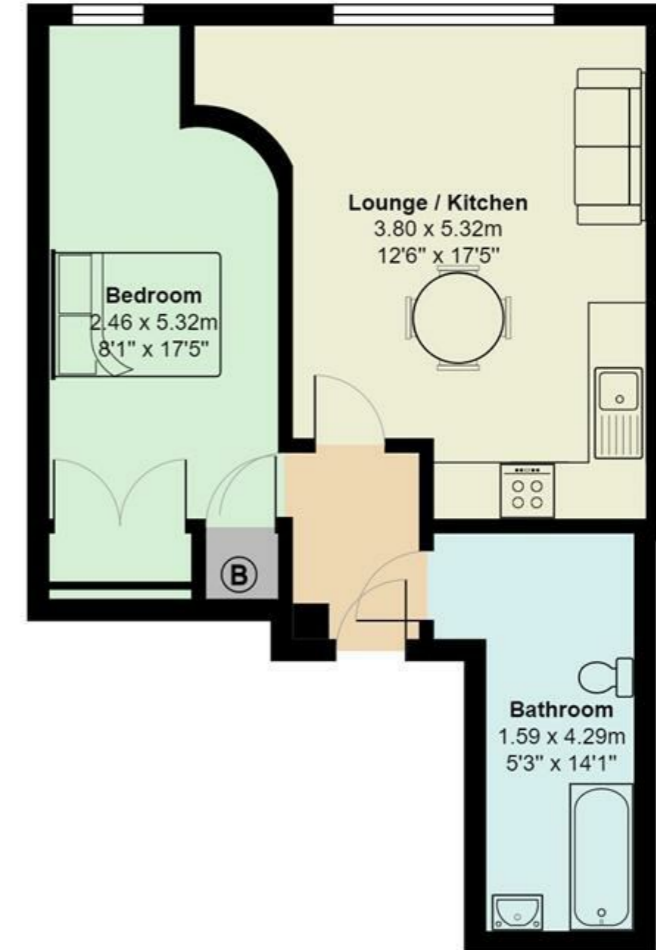
Comments by Mr Rhys Carter



**Property Specialist**  
**Mr Rhys Carter**  
Senior valuer

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## Charles Street, City Centre



Total Area: 46.2 m<sup>2</sup> ... 498 ft<sup>2</sup>

All measurements are approximate and for display purposes only

*Superb location and immaculately presented.*

Comments by the Homeowner



# Charles Street

City Centre, Cardiff, CF10 2GB

PCM

£875 PCM



1 Bedroom(s)



1 Bathroom(s)



498.00 sq ft



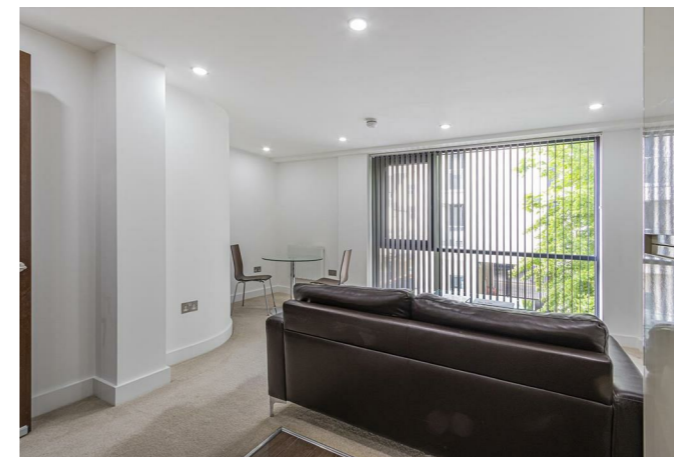
Contact our  
**Penylan Branch**

02920 499680

Jeffrey Ross are absolutely delighted to offer for rent an exclusive development in the heart of Cardiff City Centre. This development was finished to an exceptional standard one of the best you'll find in town. Based on Charles Street this modern first-floor one bedroom apartment comprises of open plan lounge, modern fitted kitchen, spacious double bedroom and full bathroom with shower. The landlord has tastefully furnished the apartments to a stylish standard, however can unfurnished. Parking options available for a negotiated rent.

COUNCIL TAX BAND of E.  
EPC RATING of C.

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.





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### 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 