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CARDIFF VALE CAERPHILLY BRISTOL





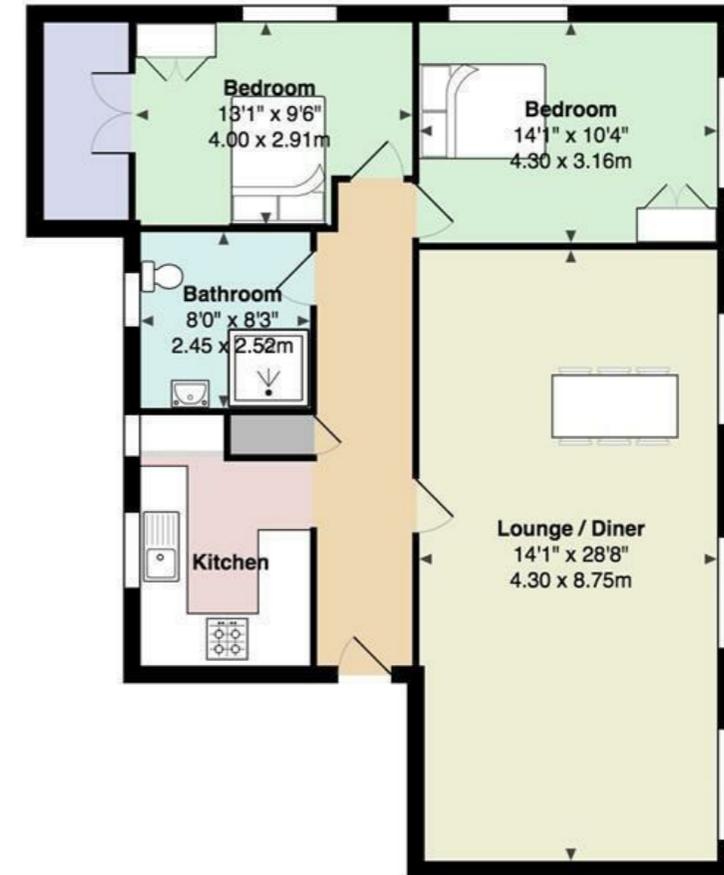
Comments by Ms Gemma Simmonite



**Property Specialist**  
**Ms Gemma Simmonite**  
Lettings Negotiator

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## Raglan House, City Centre



Total Area: 991 ft<sup>2</sup> ... 92.1 m<sup>2</sup>

All measurements are approximate and for display purposes only

Comments by the Homeowner



# Westgate Street

City Centre, Cardiff, CF10 1DN

PCM

£1,500 PCM



2 Bedroom(s)



1 Bathroom(s)



991.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

Jeffrey Ross are delighted to offer this apartment full of charm, character and space - all whilst being in the heart of our proud Welsh Capital City.

This TOP-FLOOR, two bedroom apartment comes equipped with private balcony with Castle views. The lounge / dining area has been extended to make a fantastic living space which is large enough to easily cater for seating and dining area. Both bedrooms are a good sized double, complete with parquet flooring feature and excellent lighting due to the property being located on the corner of the building and the smaller bedroom offers access to the private balcony. A modern kitchen with gas hob, integrated appliances and small pantry complete the internal condition of the apartment and it is completed by a shower room. A beautiful apartment. Gas Central Heating. Floor plan available

COUNCIL TAX BAND of E  
EPC RATING of E

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) A			
(81-91) B			
(69-80) C		70	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

