



*www.jeffreyross.co.uk*

CARDIFF

VALE

CAERPHILLY

BRISTOL



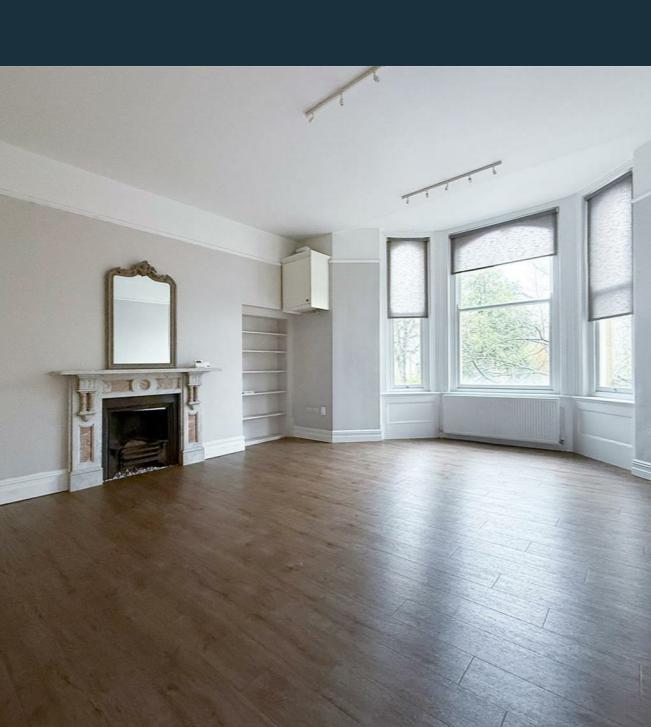


Comments by Mr Ryan Evans

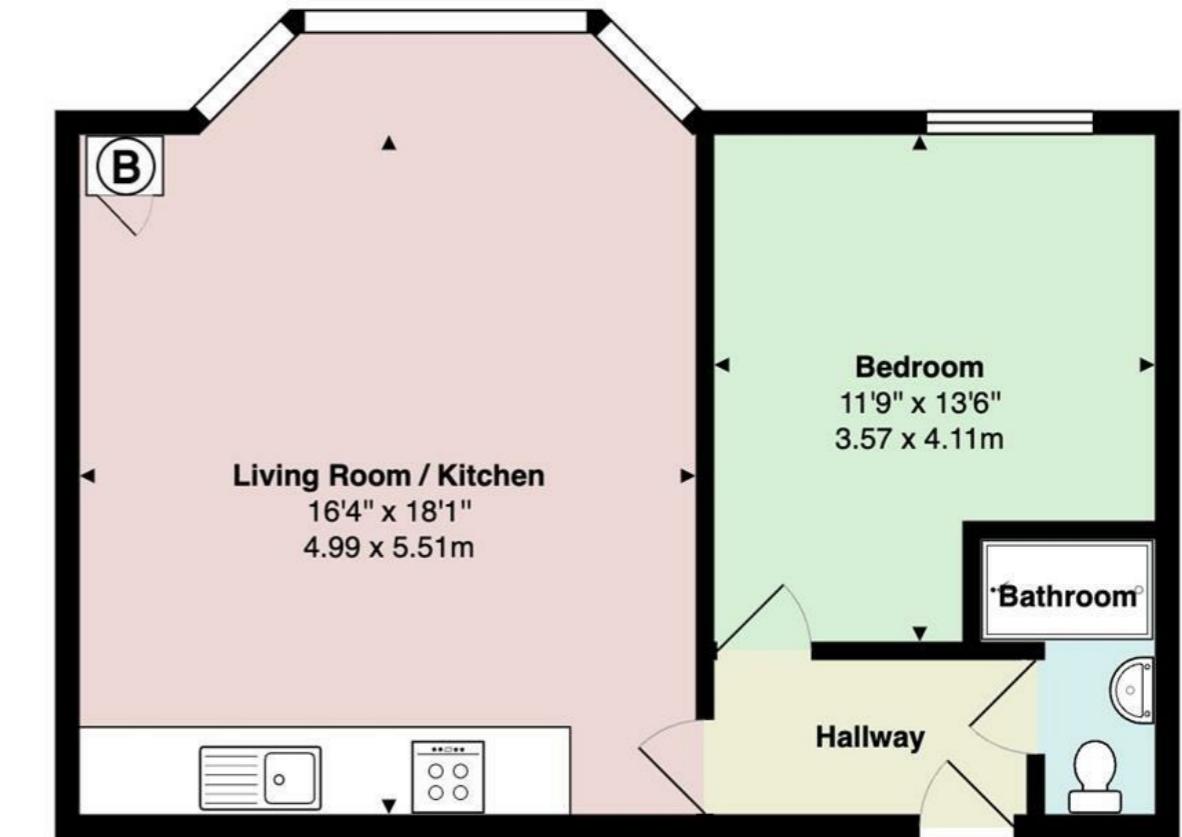
**Property Specialist**

Mr Ryan Evans  
Administrator

ryan@jeffreyross.co.uk



Comments by the Homeowner



**7 The Old Convent**

**Total Area: 544 ft<sup>2</sup> ... 50.6 m<sup>2</sup>**

All measurements are approximate and for display purposes only

# The Walk

*Roath, Cardiff, CF24 3AG*

PCM

**£1,100 PCM**



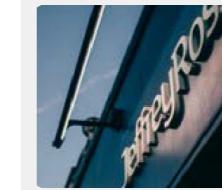
1 Bedroom(s)



1 Bathroom(s)



544.00 sq ft



Contact our  
**Penylan Branch**

02920 499680

Jeffrey Ross are delighted to market this incredibly spacious one bedroom apartment in The Old Convent on The Walk in Roath. The property is ideally located within a mere 5 minutes to the City Centre and 5 minutes in the opposite direction to the centre of Roath benefiting from the amenities of City Road and Albany Road. The property briefly comprises of long entrance hallway, good sized double bedroom, family bathroom with a walk in shower, modern fitted kitchen with appliances included and open plan living room. The property is offered unfurnished and further benefits from Gas Central Heating and very sought after off-road parking to the rear.

EPC Rating: C  
Council Tax Band: 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.





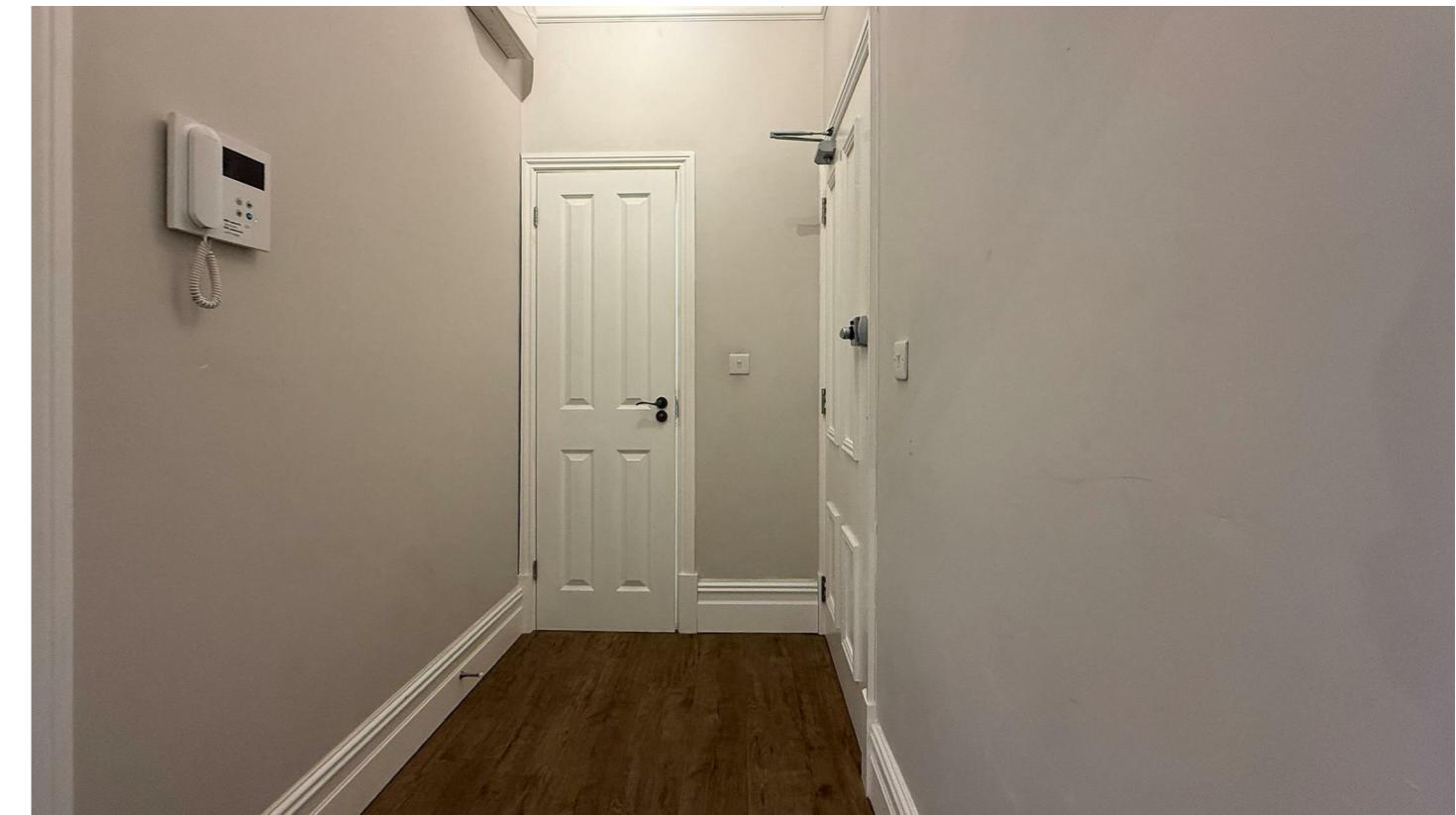
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

