



LAKE ROAD NORTH  
ROATH PARK



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ROATH PARK, CF23 5QN - £1,200 PCM  
PCM

2 bedroom(s) 1 bathroom(s) 753.00 sq ft

This period two bedroom furnished apartment is located in the desirable area of Roath park and comprises two good size double bedrooms, lounge/dining room, kitchen and bathroom. The property also benefits from off road parking, a garage and two communal garden areas. Double glazed throughout and warmed by gas central heating, local transport links include Heath High Level train station and good links to all major roads. The beautiful Roath park wild gardens is only a short stroll away.

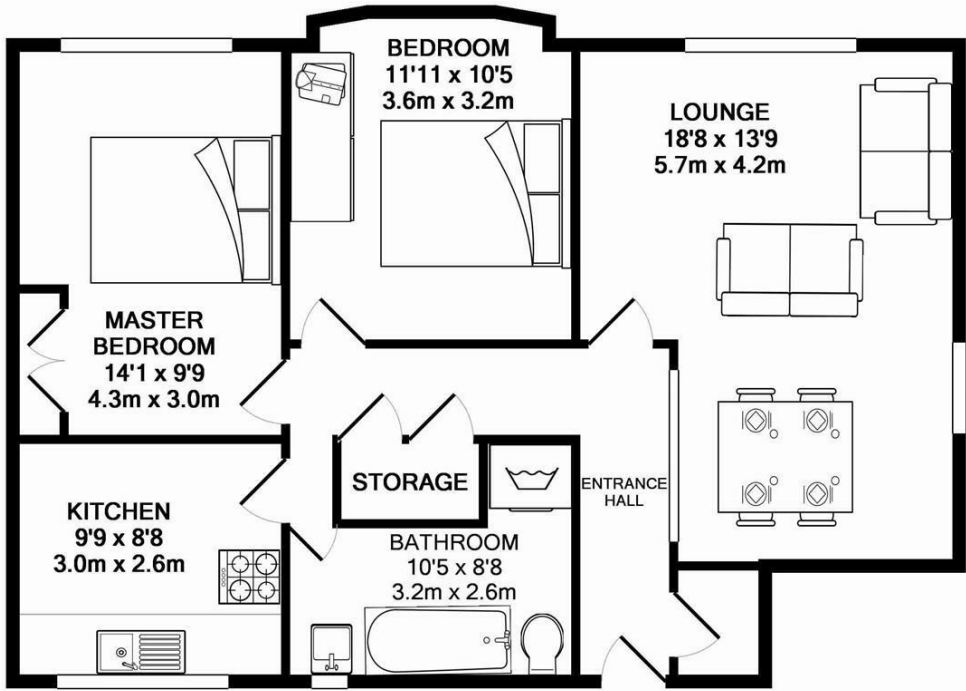
EPC RATING of D.  
COUNCIL TAX BAND of D.

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.



| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          | <b>58</b> | <b>78</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  |

PROPERTY SPECIALIST  
Mr Rhys Carter  
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Senior valuer



TOTAL APPROX. FLOOR AREA 753 SQ.FT. (70.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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