

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



ALBANY ROAD  
ROATH



# ALBANY ROAD

ROATH, CF24 3NX - £170,000

Jeffrey Ross are pleased to bring to the market this one bedroom apartment on one of Cardiff's favourite roads, Albany Road. At the residential end of the street, the development was completed in 2016. Located on the first-floor, this one bedroom apartment is perfect for a first time buyer or an investor looking to buy in the heart of Roath. Internally, the property offers an open-plan lounge / kitchen with gas hob, integrated appliances and smart furnishings. A spacious double bedroom is located to the front of the property, and a modern bathroom is very nicely-presented with bathtub and shower over. Outside there is a communal garden and large storage unit allocated to the property. All in, a wonderful apartment. Ideally positioned with local shops, parks, amenities and a short walk to Cardiff City Centre.

\*\*\* Chain Free \*\*\*

EPC Rating C  
Council Tax Band C

1 bedroom(s) 1 bathroom(s) 548.00 sq ft

## COMMUNAL ENTRANCE HALL

OPEN PLAN KITCHEN / LOUNGE / DINER  
1.83mm x 1.22mm (6'75m x 4'15m )

BEDROOM  
3.76m x (12'04 x )

BATHROOM  
0.30mm x 0.61mm (1'82m x 2'30m )

OUTSIDE  
Communal garden with storage unit allocated to Flat 3.

TENURE  
Leasehold with 125 year lease from 2016.

SERVICE CHARGE  
Approx £1,439 P.A Inc B.I

COUNCIL TAX  
Band C

SCHOOL CATCHMENT  
Marlborough Primary School  
Cardiff High School (year 2024-25)

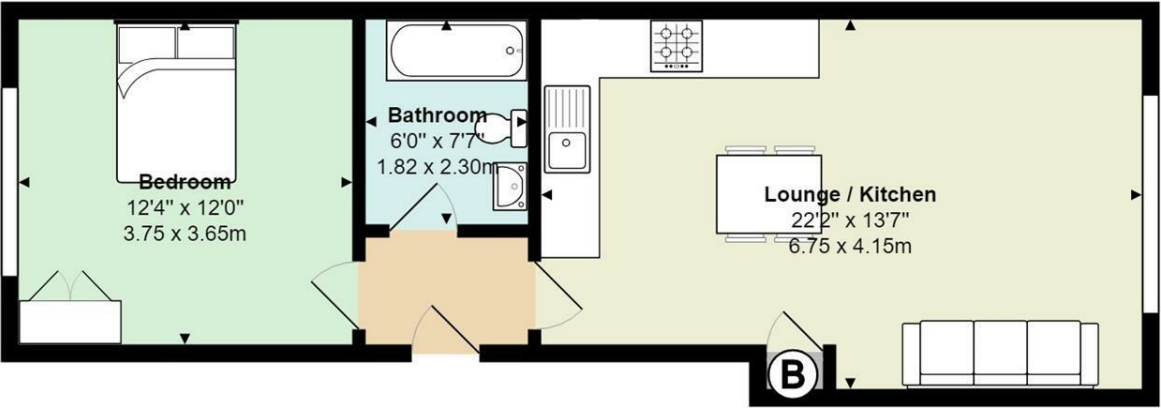
Ysgol Y Berllan Deg (year 2024-25)  
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

\* Subject to Availability \*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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

## Albany Road, Roath



Total Area: 519 ft² ... 48.2 m²

All measurements are approximate and for display purposes only