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CARDIFF

VALE

CAERPHELLY

BRISTOL



*The Parade*

ROATH



Comments by Mr Rhys Carter



**Property Specialist**

**Mr Rhys Carter**

Senior valuer

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Plasnewydd House, The Parade



Total Area: 62.7 m<sup>2</sup> ... 675 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Comments by the Homeowner





# The Parade

*Roath, Cardiff, CF24 3AB*

PCM

**£1,300 PCM**



2 Bedroom(s)



2 Bathroom(s)



731.95 sq ft



Contact our  
***Penylan Branch***

02920 499680

**\*FURNISHED, PART-FURNISHED OR UNFURNISHED\*** Jeffrey Ross are delighted to market a modern two bedroom/two bathroom apartment located on the tree lined 'The Parade' in the popular area of Roath. Positioned within walking distance of the City Centre & Cardiff University, this property is perfect for students or professionals.

The property comprises of an entrance hallway, spacious open plan living room/modern fitted kitchen complete with integrated appliances, family sized bathroom, master bedroom with fitted wardrobes and en-suite shower room and a second bedroom/office.

Further benefits include allocated parking, intercom system and comes with the option of furnished or unfurnished.

Available immediately.

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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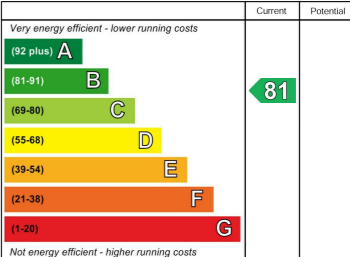
BRISTOL

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Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC