

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss






CLAUDE ROAD  
ROATH



# Claude Road

Roath, CF24 3QA - £895 PCM


 1 bedroom(s)  1 bathroom(s)  442.00 sq ft

We're delighted to offer this newly converted Victoria terrace, one bedroom DUPLEX apartment. Renovated in early 2020 the property is a great option for a couple looking to be in he centre of Roath in something really smart and nicely presented. Available furnished.

EPC Rating D  
Council Tax Band B

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

PROPERTY SPECIALIST

Mr Rhys Carter  
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Senior valuer



## Claude Road, Roath



Total Area: 41.1 m² ... 442 ft²  
All measurements are approximate and for display purposes only