

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

NEWPORT ROAD
ROATH







NEWPORT ROAD

ROATH, CF24 1DJ - £800 PCM



0 Bedroom(s)



1 Bathroom(s)



326.00 sq ft

JeffreyRoss are delighted to offer this exceptional third-floor studio apartment, just a short walk from the City Centre. Offering laminate flooring throughout and really smart furnishing, fixtures and fittings it truly is a superb studio apartment in a great spot. The property offers off-road, secure parking to the rear and lift access.

Electric heating. Furnished. Double glazing. Modern build. The advertised rent is purely the rent. The actual rent will have Water included in the amount and this will be £50.00 extra for a single occupancy and £34 extra for a couple or two tenants sharers.

EPC RATING of C
COUNCIL TAX BAND of B

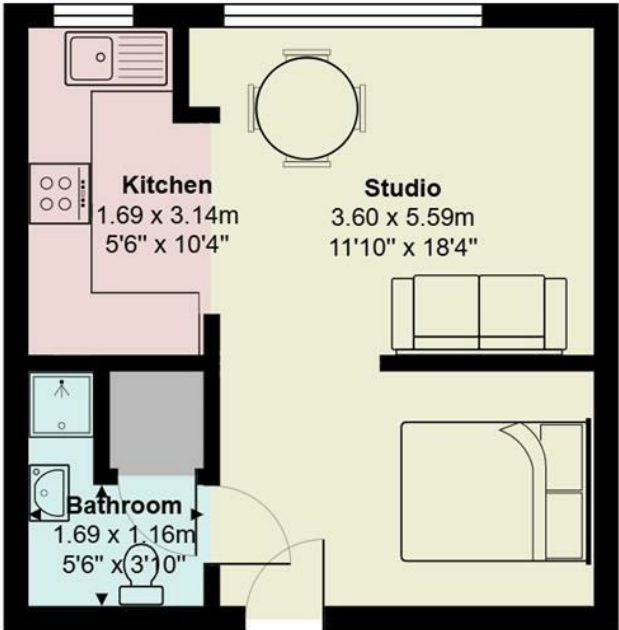
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



PROPERTY SPECIALIST

Ms Cody Byrne
cody@jeffreygross.co.uk
Property Management Co-ordinator

Central Court, Roath



Total Area: 30.3 m² ... 326 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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	