

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



PRINCES STREET  
ROATH





#### ENTRANCE HALL

#### LOUNGE / DINER

6.20m x 4.24m (20'4" x 13'11")

#### BEDROOM ONE

4.65m x 3.81m (15'3" x 12'6")

#### BEDROOM TWO

3.25m x 2.29m (10'8" x 7'6")

#### BATHROOM

2.06m x 2.06m (6'9" x 6'9")

#### TENURE

This property is being sold as Leasehold with a Share of Freehold.  
This is to be confirmed by your legal representative.

#### LEASE LENGTH

999 years

From 05-18-2007, but this is to be confirmed by your solicitor

#### SERVICE CHARGE

Annual Service Charge £2298.89, but this is to be confirmed by  
your solicitor

#### COUNCIL TAX

Band D

#### SCHOOL CATCHMENT

Marlborough Primary School (year 2024-25)

Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

\* Subject to Availability \*







## PRINCES STREET

ROATH, CF24 3PS - £200,000



2 Bedroom(s)



2 Bathroom(s)



677.00 sq ft

Jeffrey Ross is delighted to bring to the market a stunning first-floor, two-bedroom apartment situated within close proximity to the City Centre as well as both Albany Road and Wellfield Road with no onward chain.

The accommodation comprises of large lounge/dining room with a stylish open-plan oak kitchen, two double bedrooms, a family bathroom, and an en-suite shower room to the master bedroom.

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

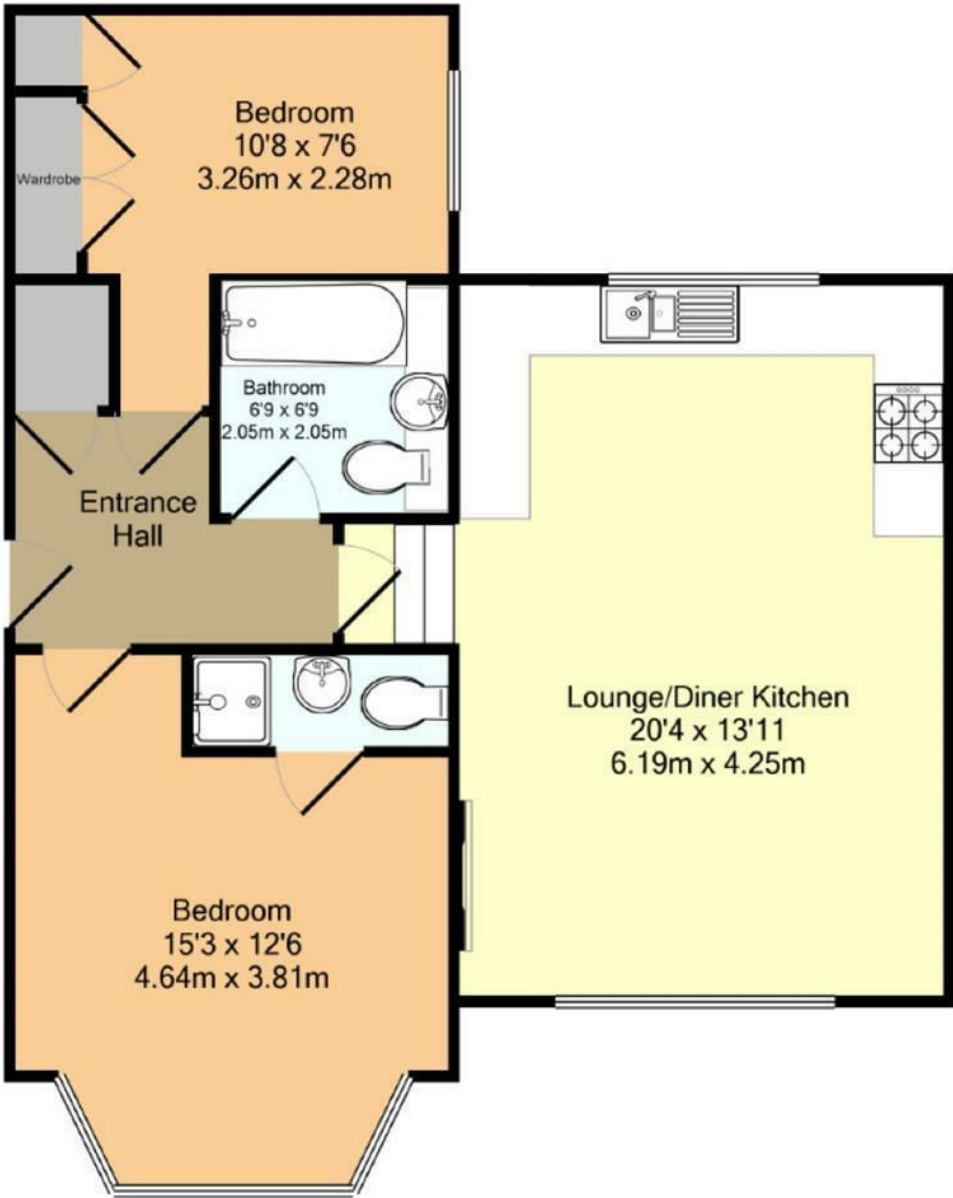


### PROPERTY SPECIALIST

Mrs Amanda Trinder  
amanda@jeffreygross.co.uk  
Senior valuer







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(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	