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Lake Road East

ROATH PARK

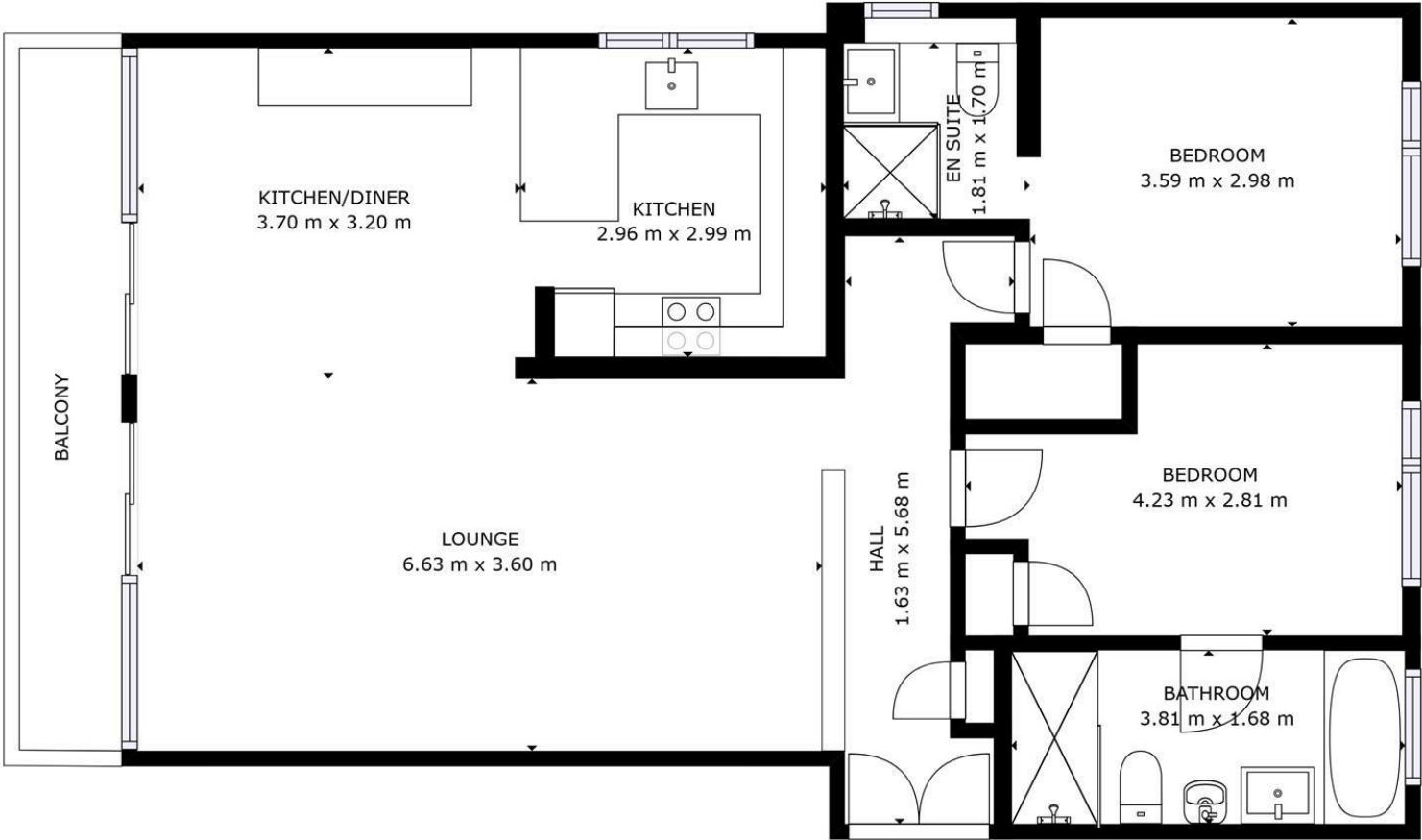


Comments by Mr Rhys Carter



Property Specialist
Mr Rhys Carter
Senior valuer

rhys.carter@jeffreygross.co.uk



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 89 m2, EXCLUDED AREAS:
BALCONY: 7 m2
TOTAL: 89 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



An exceptional open plan living apartment with Roath Park boating lake views.

Comments by the Homeowner





Lake Road East

Roath Park, Cardiff, CF23 5PB

PCM

£2,200 PCM



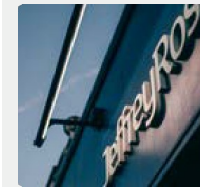
2 Bedroom(s)



2 Bathroom(s)



915.00 sq ft



Contact our
Penylan Branch

02920 499680

A rare opportunity to purchase an immaculate 2 double bedroom first floor apartment with stunning views of ROATH PARK BOATING LAKE. This stylish apartment comprises of: open plan lounge diner into an open modern kitchen, complete with vaulted cleaning and patio door onto balcony, 2 great size bedrooms, both with En-suite contemporary bathrooms. The property further benefits from off road parking, communal gardens to the front and rear and Electric car charging point. This lovely home has to be viewed to appreciate the size, and breath taking location.

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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Communal Entrance Hall	Service Charge
Entrance Porch	Approx £1,950 p.a inc Building Insurance, fire regulations, cleaning of communal areas, window cleaning, gardening, water and general maintenance.
Open Plan Lounge / Diner / Kitchen	Council Tax
Bedroom One	Band F
En-Suite	School Catchment
Bedroom Two	Lakeside Primary School (year 2021-22) Lakeside Primary School (year 2022-23)
En-Suite	Cardiff High School (year 2022-23) Cardiff High School (year 2021-22)
Garage	Ysgol Y Berllan Deg (year 2022-23) Ysgol Y Berllan Deg (year 2021-22)
Outside	Ysgol Gyfun Gymraeg Bro Edern (year 2021-22) Ysgol Gyfun Gymraeg Bro Edern (year 2022-23)
Tenure	To be clarified by your legal representative
Shared Freehold between 6 flats with a 999 year lease from Jan 2008	





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

