

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



RICHMOND ROAD  
ROATH












## RICHMOND ROAD

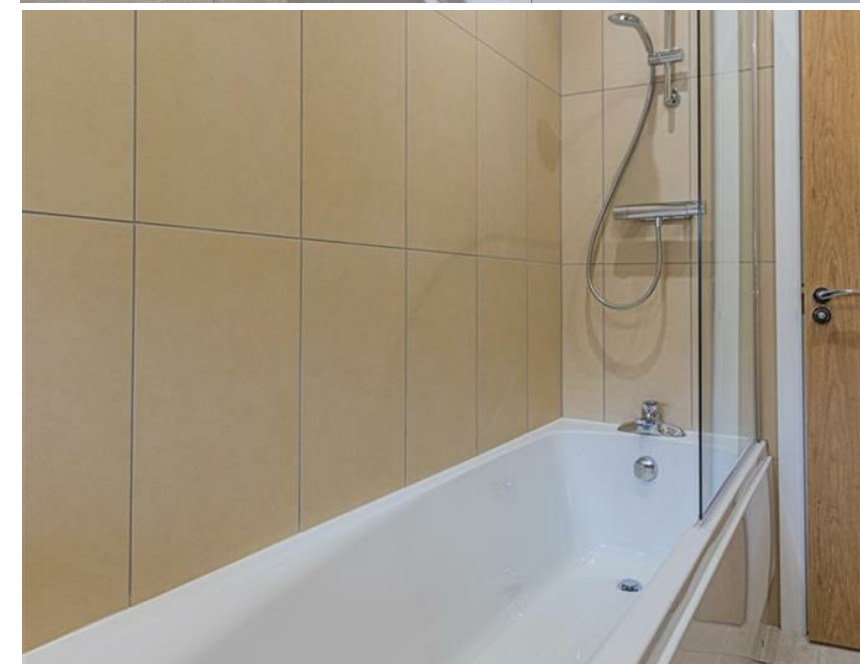
ROATH, CF24 3BT - £1,000 PCM

 1 Bedroom(s)  1 Bathroom(s)  324.00 sq ft

BRAND NEWLY REFURBISHED FOR 2024!! superb, one-bedroom apartment in the heart of Roath. Located at the top of Richmond Road (at the City Road / Crwys Road and Albany Road junction,) this FIRST-FLOOR apartment offers an excellent standard of finish throughout and is nicely furnished. The property offers a good-sized, open-plan lounge/kitchen with dining table and kitchen with electric hob and generous worktop and storage space. The property further offers stylish bathroom suite with bathtub with shower over and a large double bedroom to the rear. Please note that these photos are of a similar property in the building.

EPC rating - D  
Council Tax Band - A (cheapest banding.)

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.



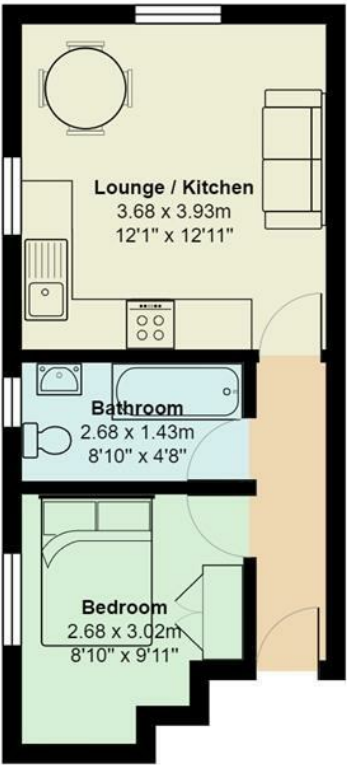
### PROPERTY SPECIALIST

Mr Rhys Carter  
rhys.carter@jeffreycross.co.uk  
Lettings





Richmond Road, Roath



Total Area: 30.1 m<sup>2</sup> ... 324 ft<sup>2</sup>  
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		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	