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CARDIFF

VALE

CAERPHILLY

BRISTOL

Charles Street

CITY CENTRE

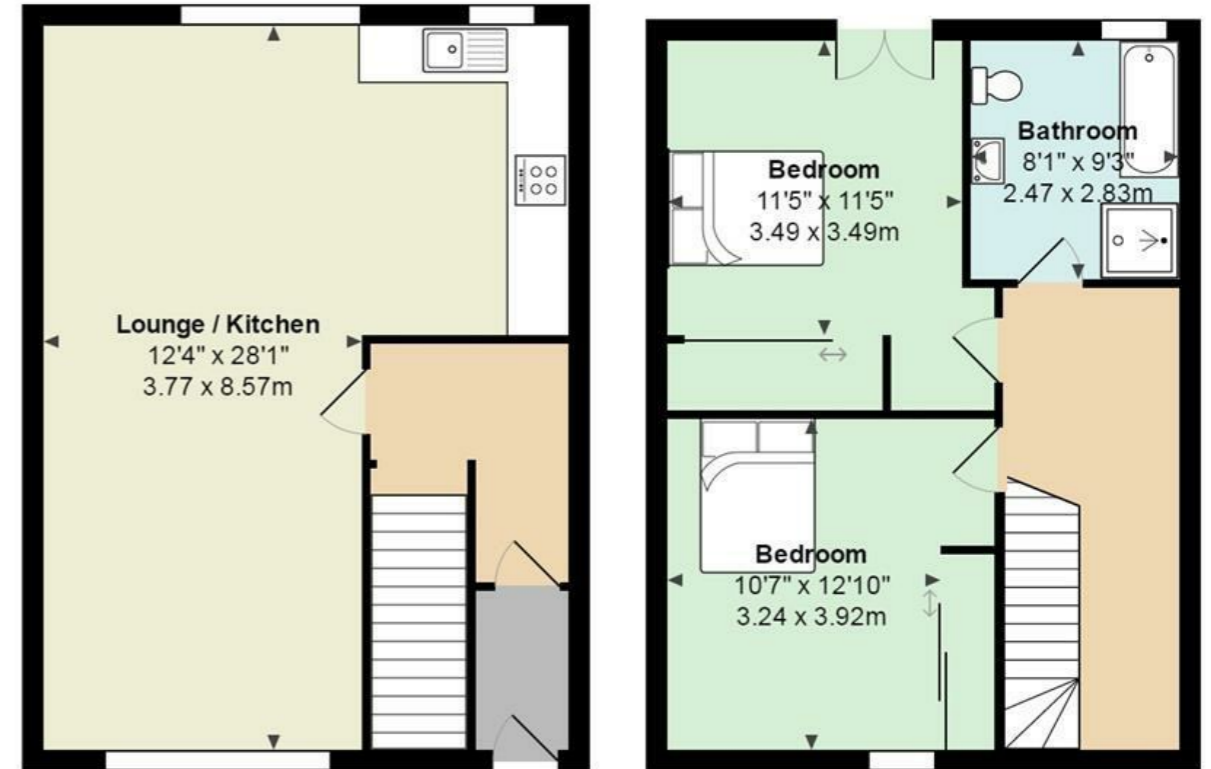


Comments by Mr Nicky Pearcey

Property Specialist
Mr Nicky Pearcey
Lettings Negotiator

nicky@jeffreygross.co.uk

Charles Street, City Centre



Total Area: 1116 ft² ... 103.7 m²

All measurements are approximate and for display purposes only

Comments by the Homeowner





Charles Street

City Centre, Cardiff, CF10 2GB

PCM

£1,250 PCM



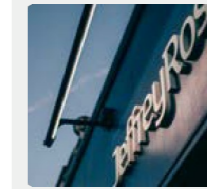
2 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our
Penylan Branch

02920 499680

We are delighted to offer EXCLUSIVE access to a stylish development right in the heart of our fine Welsh Capital City. Located on Charles Street, these apartments are within the thick of the action and have been fantastically renovated to make a brilliant living opportunity. This two bedroom DUPLEX apartment which is extremely spacious and offers more of a 'house' feel than an apartment. Upstairs is an open plan kitchen-lounge with an abundance of natural light which pours in through some carefully positioned windows. The kitchen is a chic grey-gloss with white worktops and comes equipped with integrated appliances to include a dishwasher and a washer-dryer. Downstairs are two extremely spacious double bedrooms, both with fitted wardrobes and the master bedroom with access to a rear, private garden. The bathroom suite is equally as impressive as the rest with separate shower and bathtub. The property also benefits from an allocated parking space. **FURNISHED OR UNFURNISHED

COUNCIL TAX BAND "E"
EPC RATING of B

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

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

