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Vellacott Close

CARDIFF

VALE

CAERPHILLY

BRISTOL



Comments by Mr Rhys Carter



Property Specialist

Mr Rhys Carter

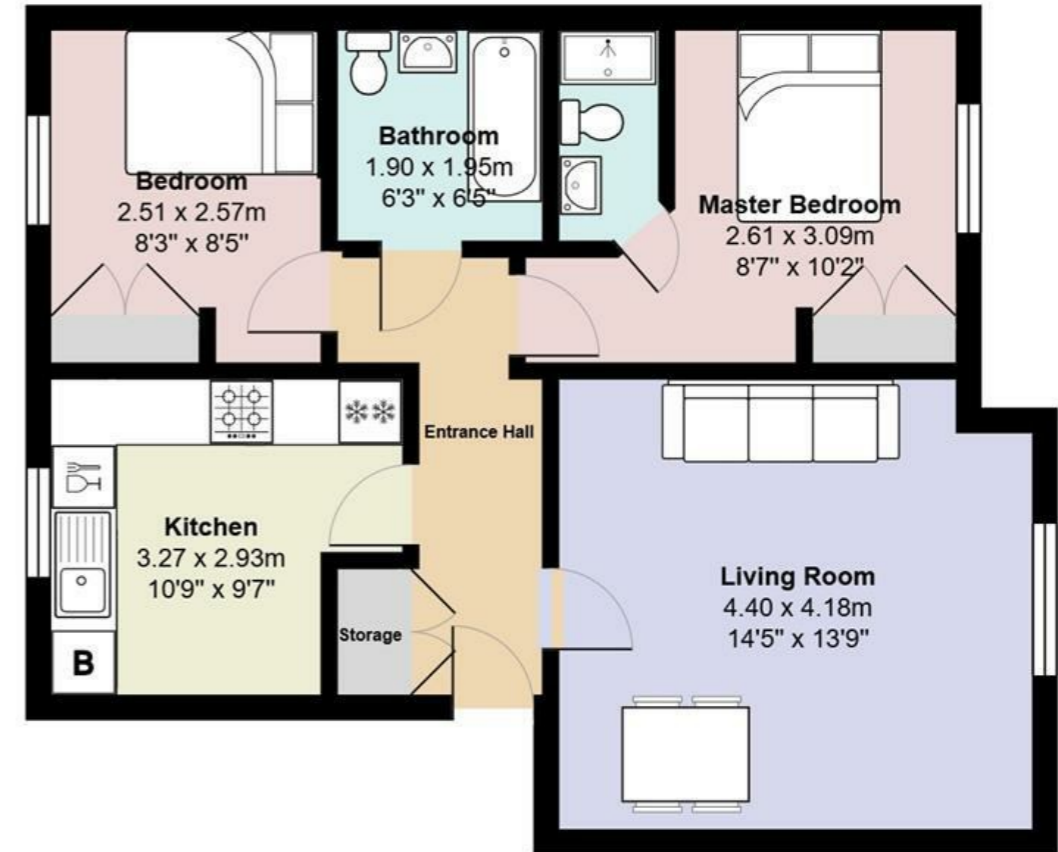
Senior valuer

rhys.carter@jeffreygross.co.uk



Comments by the Homeowner

Roma House



Total Area: 59.2 m² ... 638 ft²

All measurements are approximate and for display purposes only



Vellacott Close

, Cardiff, CF10 4AQ

PCM

£1,300 PCM



2 Bedroom(s)



2 Bathroom(s)



710.42 sq ft



Contact our
Penylan Branch

02920 499680

WATER RATES INCLUDED!! Jeffrey Ross are pleased this furnished first floor, two double bedroom apartment ideally located a short walk into the City Centre and Mermaid Quay in Cardiff Bay. Refurbished and presented to a high standard the property comprises:- Entrance hall with storage cupboard, two double bedrooms main with ensuite shower room, bathroom with thermostatic mixer shower over bath. Spacious lounge and kitchen/diner to include integrated fridge/freezer, gas hob, electric oven/grill, washer/dryer and dishwasher. Gas central heating. Secure door entry system and one allocated parking space. Gas central heating and UPVC double glazing. Rent includes water rates. Available for occupation in early September.

EPC - C

Council Tax - E

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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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	

