

CARDIFF'S HOME FOR  
**STYLISH SALES**  
& LETTINGS

JeffreyRoss



CHARLES STREET  
CITY CENTRE

# CHARLES STREET

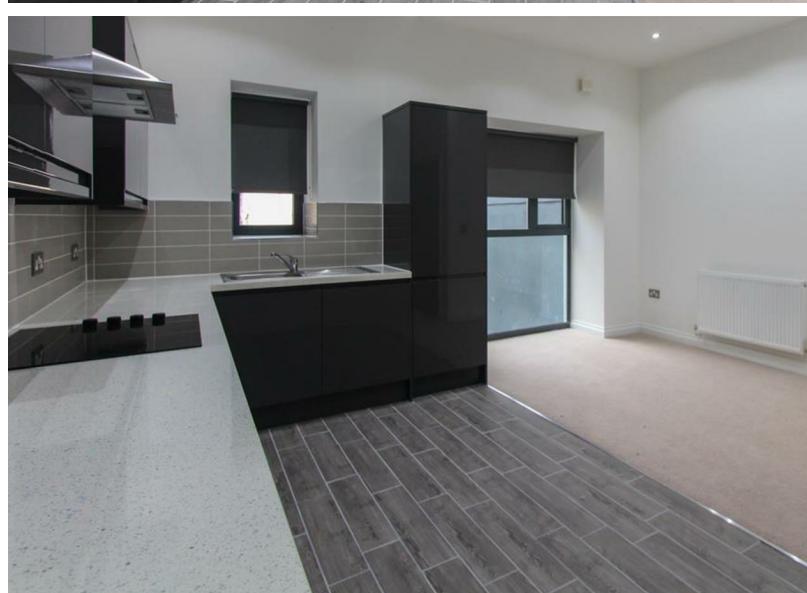
CITY CENTRE, CF10 2GB - £1,300 PCM

 2 bedroom(s)  1 bathroom(s)  1063.00 sq ft

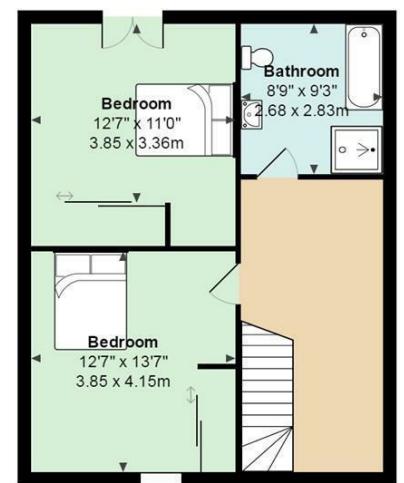
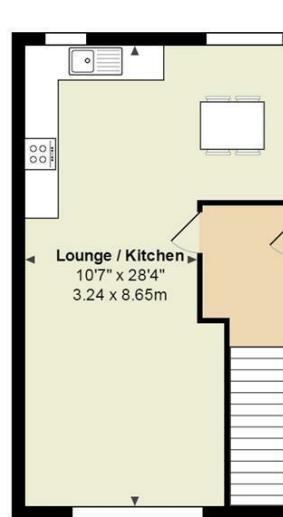
We are delighted to offer EXCLUSIVE access to a stylish development right in the heart of our fine Welsh Capital City. Located on Charles Street, these apartments are within the thick of the action and have been fantastically renovated to make a brilliant living opportunity. This two bedroom DUPLEX apartment 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. The bathroom suite is equally as impressive as the rest with separate shower and bathtub. The property further benefits from one allocated parking space, extremely sought after in the City Centre.

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 for occupancy or failed to take reasonable steps to enter into the Occupation Contract.



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	



Charles Street, City Centre

Total Area: 1063 ft<sup>2</sup> ... 98.7 m<sup>2</sup>

All measurements are approximate and for display purposes only

## PROPERTY SPECIALIST

Mr Rhys Carter

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Senior valuer