

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

CLAUDE ROAD  
ROATH











## CLAUDE ROAD

ROATH, CF24 3QA - £825 PCM

 1 Bedroom(s)  1 Bathroom(s)  651.00 sq ft

GARDEN FLAT! Newly refurbished in early 2020 is this very smartly presented and nicely located one bedroom, ground-floor apartment. Located on Claude Road and therefore just a 5 minute walk from Albany Road and Wellfield Road as well as being within walking distance of the City Centre and Roath Park, this furnished property would be a lovely option for a professional couple. Internally, the property offers open-plan lounge/kitchen with appliances. The kitchen runs along the wall and is a stylish white gloss finish. The property further benefits double bedroom with access into the PRIVATE GARDEN and lovely shower suite bathroom and has been smartly furnished. A lovely opportunity.

EPC RATING of D  
COUNCIL TAX BAND of B

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**  
Ms Cody Byrne  
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Property Management Co-ordinator





Claude Road, Roath



Total Area: 651 ft² ... 60.5 m²  
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                                   |                         | 77        |
| (55-68) D                                   | 66                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |