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CARDIFF

VALE

CAERPHILLY

BRISTOL



*The Hayes*

CITY CENTRE



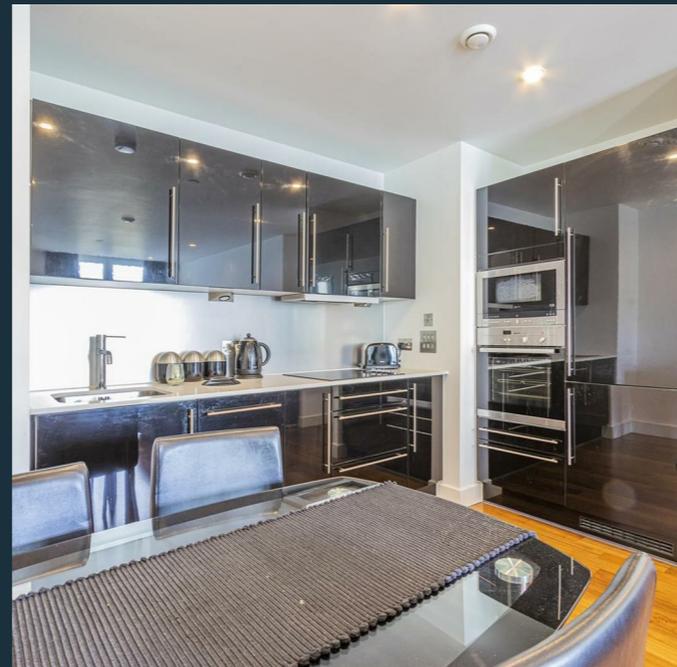
Comments by Mr Rhys Carter



**Property Specialist**  
**Mr Rhys Carter**  
Senior valuer

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Comments by the Homeowner



# The Hayes

*City Centre, Cardiff, CF10 1BL*

PCM

**£2,200 PCM**



2 Bedroom(s)



2 Bathroom(s)



sq ft



Contact our  
***Penylan Branch***

02920 499680

Jeffrey Ross are delighted to announce instruction of an immaculate, FURNISHED two bedroom apartment in the highly desirable Hayes Apartments in Cardiff City Centre. This fantastic two bedroom flat has been finished to an exceptional standard by the landlady and tastefully furnished in keeping with its contemporary feel and design. The property boasts large living space through to kitchen private BALCONY overlooking the communal gardens and open-plan to modern kitchen/diner with integrated appliances. The property further offers two large double bedrooms with ensuite to master and separate family bathroom. The property further benefits from one allocated parking space (subject to a negotiated rent.) Stunning and must be viewed!

EPC RATING of C  
COUNCIL TAX BAND of F

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		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

