

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss






HOWARD GARDENS  
ROATH





## HOWARD GARDENS

ROATH, CF24 0EF - £850 PCM

 1 Bedroom(s)  1 Bathroom(s)  546.00 sq ft

Jeffrey Ross are pleased to market this modern and spacious one bedroom duplex apartment situated within walking distance of the City Centre. The accommodation comprises open plan lounge/diner and fitted kitchen, bathroom with shower and double bedroom. The property further benefits a first floor study area and shared garden. Furnished. Ideal for young professionals. Street parking subject to permit.

EPC Rating D  
Council Tax Band C

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  
cody@jeffreycross.co.uk  
Property Management Co-ordinator





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Total Area: 546 ft<sup>2</sup> ... 50.7 m<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	