

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

NINIAN ROAD
ROATH PARK



NINIAN ROAD

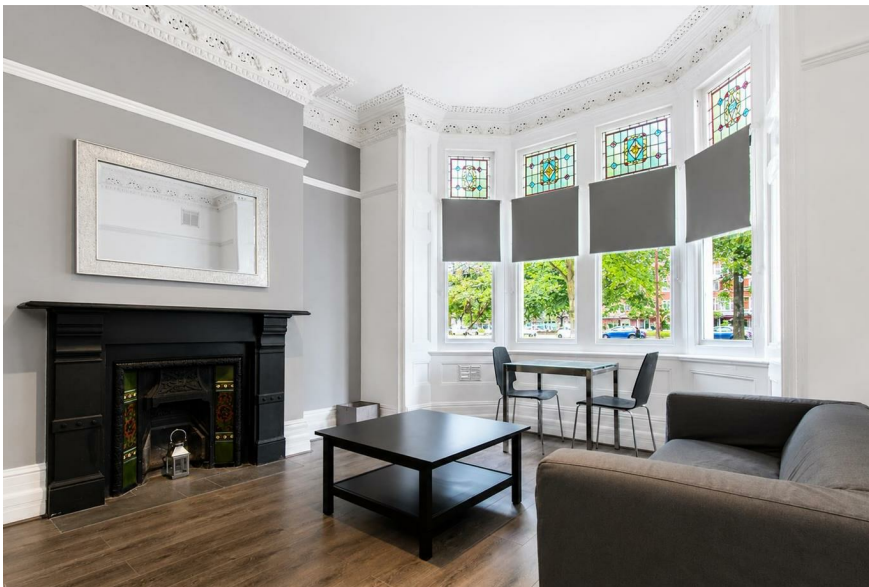
ROATH PARK, CF23 5EE - £875 PCM

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

Opposite Roath Rec and located in this highly sought after area is this GROUND FLOOR one bedroom apartment, that has views from the living room over the park. The property benefits WATER RATES INCLUSIVE and is nicely furnished. Internally the property offers modern fitted kitchen, open plan lounge, large double bedroom and modern fitted shower room. A lovely property.

EPC RATING - D
COUNCIL TAX BAND - C

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 the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.

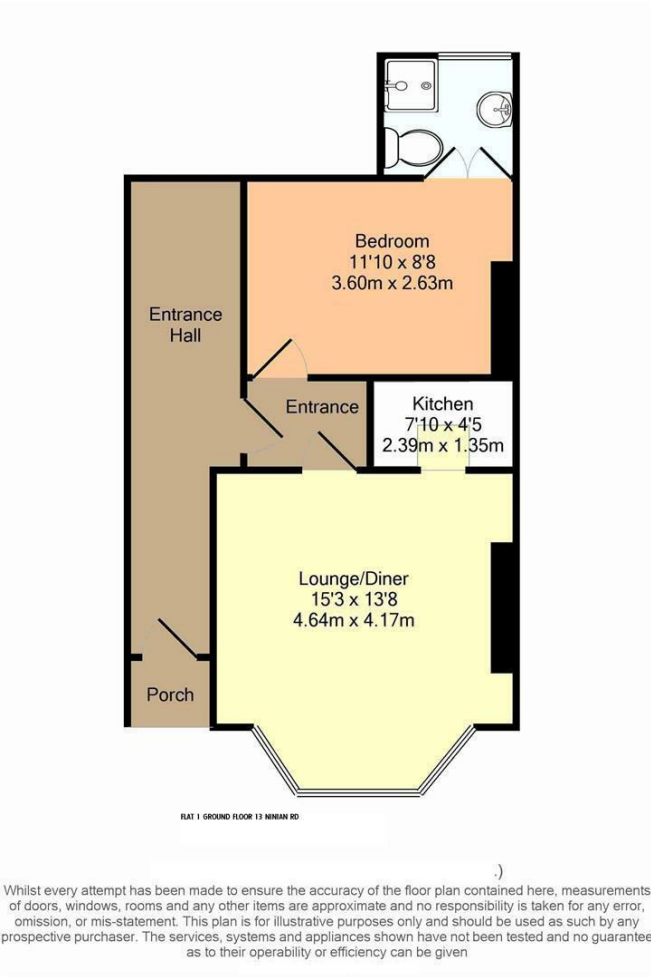


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY SPECIALIST
Mr Rhys Carter
rhys.carter@jeffreycross.co.uk



Senior valuer



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given