

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CLAUDE ROAD
ROATH

CLAUDE ROAD

ROATH, CF24 3QE - £159,950

JeffreyRoss are proud to bring to the market this exceptional first floor apartment in the Heart of Roath. The apartment has been much improved by the current owner to include open plan modern fitted kitchen and bay fronted living and dining area, modern fitted bathroom suite and large double bedroom to the rear. This apartment would make an excellent first time purchase or buy to let investment as rents are as high as £750 pcm.

Take a look at our interactive Virtual tour, it even allows you to space plan for furniture with the measuring tool.

1 bedroom(s) 1 bathroom(s) 452.00 sq ft

COMMUNAL HALLWAY

ENTRANCE HALLWAY
1.46m x 1m (4'9" x 3'3")

BAY FRONTED LIVING ROOM
4.23m x 3.63m (13'10" x 11'10")

KITCHEN / BREAKFAST BAR
3.54m x 1.70m (11'7" x 5'6")

BATHROOM
1.46m x 2.47m (4'9" x 8'1")

BEDROOM
2.67m x 3.57m (8'9" x 11'8")

TENURE

We are advised by our client that the property is Leasehold, this is to be confirmed by your legal advisor.

SERVICE CHARGES

£600 per annum - Service charge covers building insurance, property maintenance.

LEASE DETAILS

158 years remaining on the lease until 2181.

GROUND RENT

Peppercorn ground rent.

COUNCIL TAX

Band - C

ADDITIONAL INFORMATION

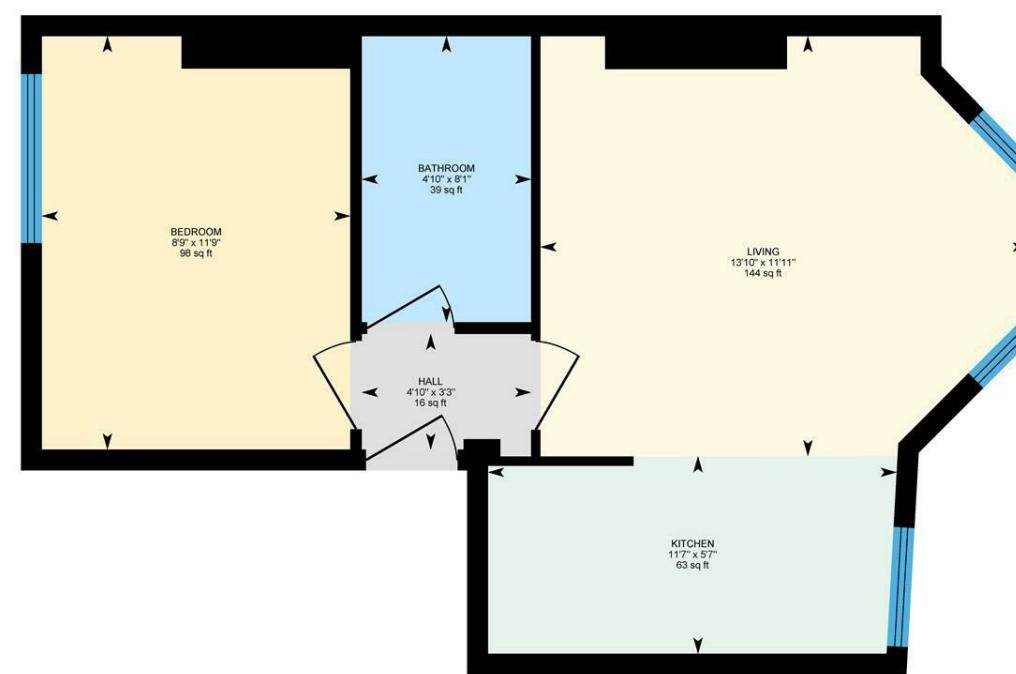
Potential Rent would be circa £750 pcm - 5.5% yield after charges
Newly fitted Kitchen
452 SQFT



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		70	77
(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

115 Claude Rd, Roath, CRF

1st Floor Flat Interior Area 378.57 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.