

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

PRINCES STREET
ROATH



**ENTRANCE HALL****LOUNGE / DINER**

6.20m x 4.24m (20'4" x 13'11")

BEDROOM ONE

4.65m x 3.81m (15'3" x 12'6")

BEDROOM TWO

3.25m x 2.29m (10'8" x 7'6")

BATHROOM

2.06m x 2.06m (6'9" x 6'9")

TENURE

This property is being sold as Leasehold with a Share of Freehold. This is to be confirmed by your legal representative.

LEASE LENGTH

999 years

From 05-18-2007, but this is to be confirmed by your solicitor

SERVICE CHARGE

Annual Service Charge £2298.89, but this is to be confirmed by your solicitor

COUNCIL TAX

Band D

SCHOOL CATCHMENT

Marlborough Primary School (year 2024-25)
Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

* Subject to Availability *





PRINCES STREET

ROATH, CF24 3PS - £200,000



2 Bedroom(s)



2 Bathroom(s)



677.00 sq ft

Jeffrey Ross is delighted to bring to the market a stunning first-floor, two-bedroom apartment situated within close proximity to the City Centre as well as both Albany Road and Wellfield Road with no onward chain.

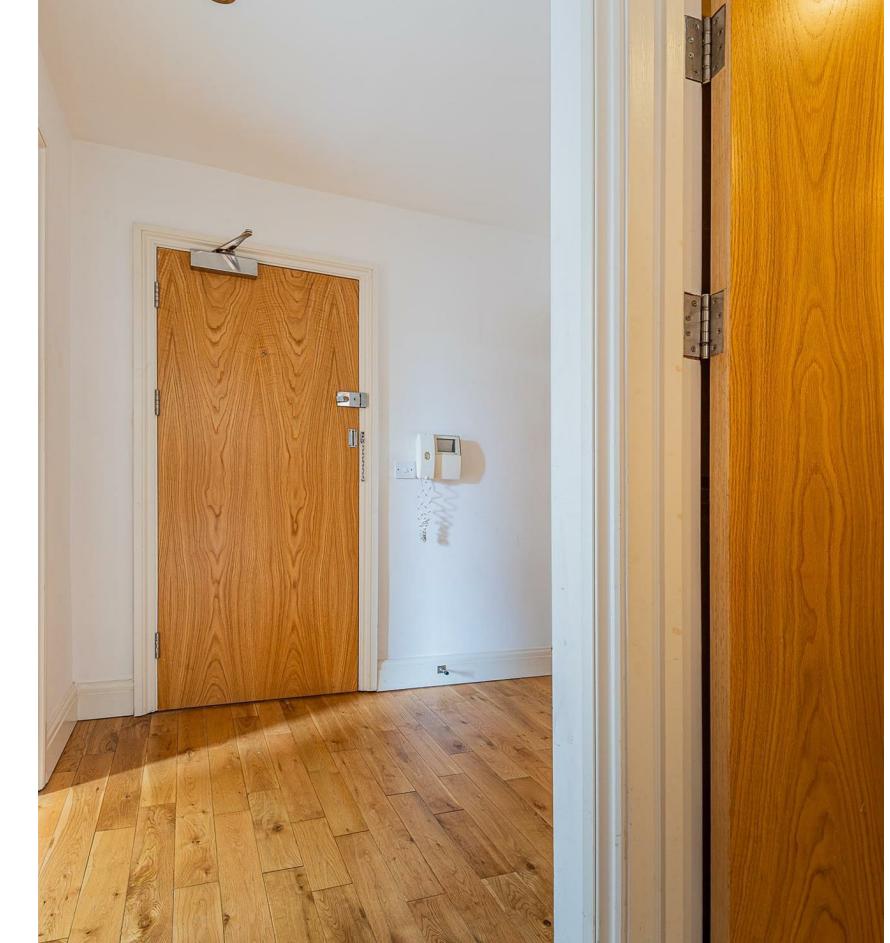
The accommodation comprises of large lounge/dining room with a stylish open-plan oak kitchen, two double bedrooms, a family bathroom, and an en-suite shower room to the master bedroom.

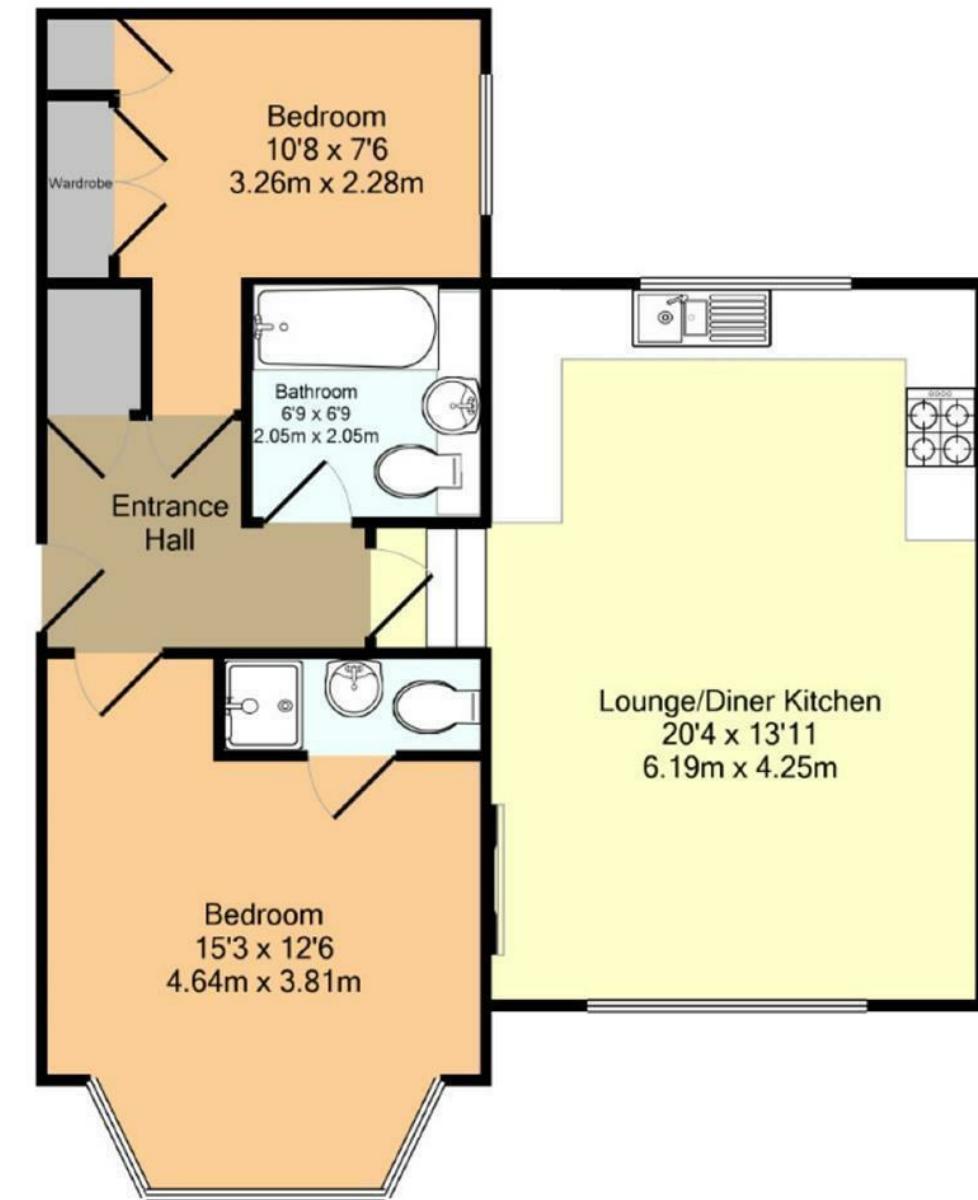
*** Chain Free ***



PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreyross.co.uk
Senior valuer





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(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	



Princes Mansions, Princes Street, Roath