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CARDIFF

VALE

CAERPHELLY

BRISTOL

*Newport Road*

ROATH

Jeffrey Ross  
To Let



Comments by Mr Rhys Carter

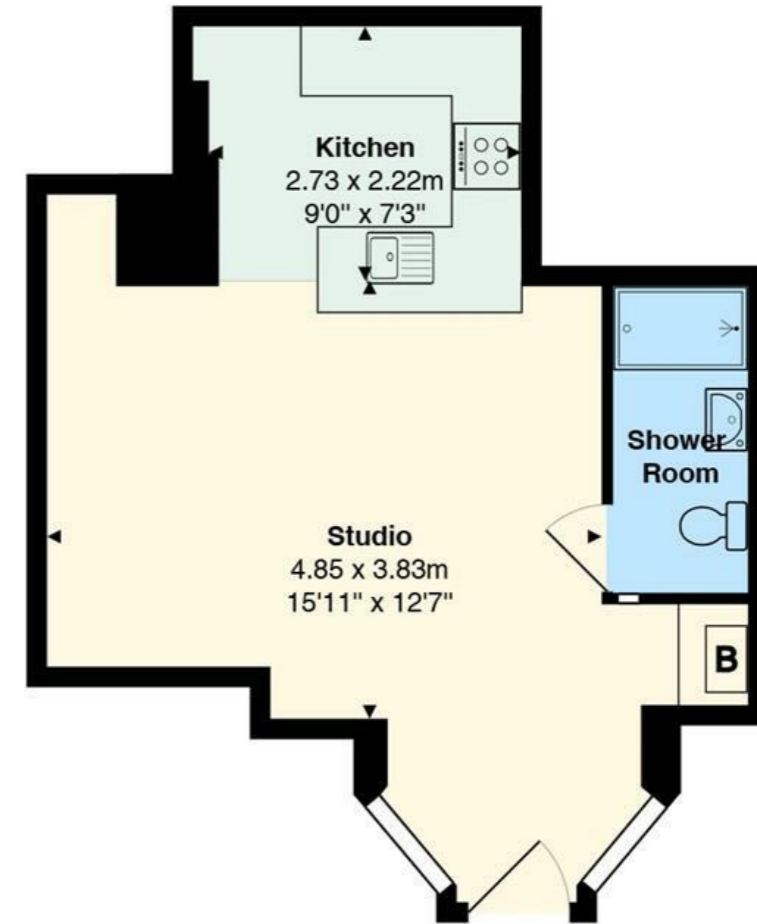


**Property Specialist**

**Mr Rhys Carter**

Senior valuer

rhys.carter@jeffreygross.co.uk



## Newport Road Studio Flat

Total Area: 31.8 m<sup>2</sup> ... 343 ft<sup>2</sup>

All measurements are approximate and for display purposes only

*A large and well-located STUDIO flat just a 15 minute walk from the City Centre!*

Comments by the Homeowner



# Newport Road

*Roath, Cardiff, CF24 1DL*

PCM

**£850 PCM**



0 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our  
***Penylan Branch***

02920 499680

A generously proportioned BASEMENT studio flat within walking distance of both Roath and the City Centre. The property comprises of an open plan lounge/kitchen/bedroom and separate shower room and is available unfurnished. Please note due to the nature of the flat, it is not possible to put a washing machine in the property. Water rates included in the rent.

COUNCIL TAX -TBC  
EPC RATING of D

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





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

