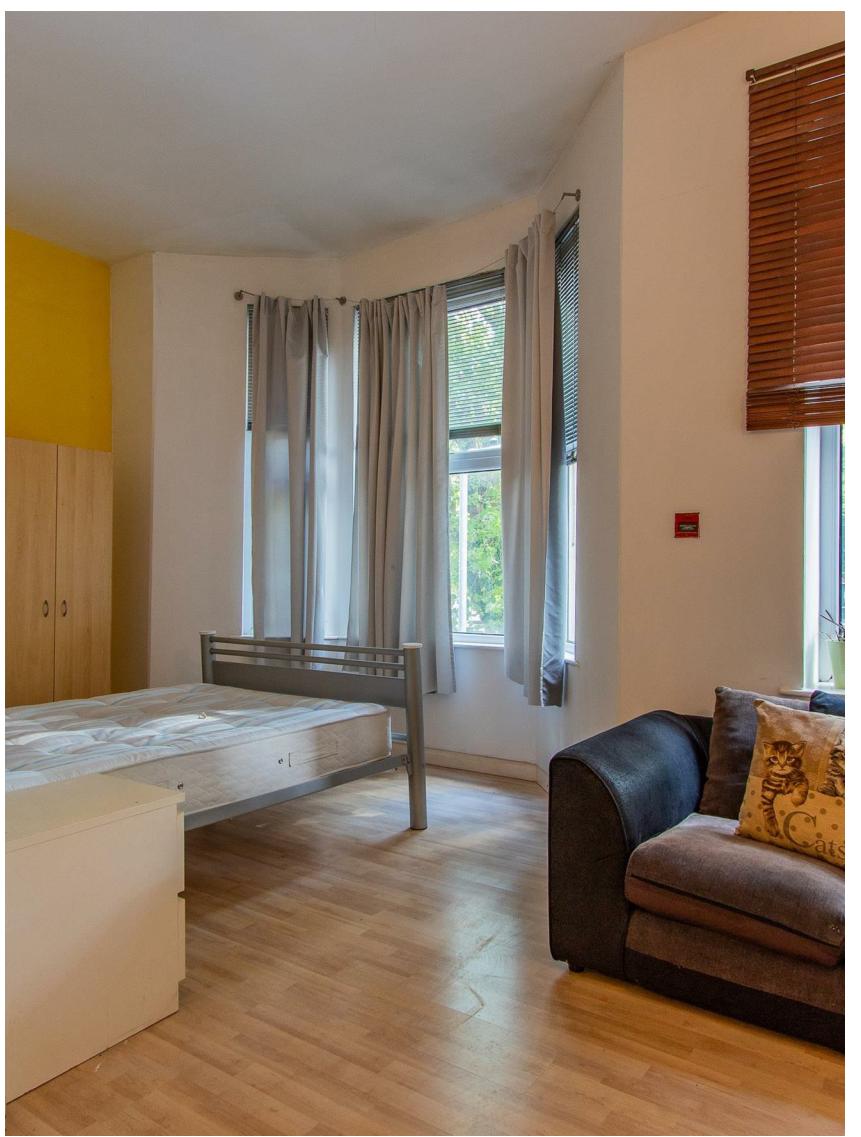
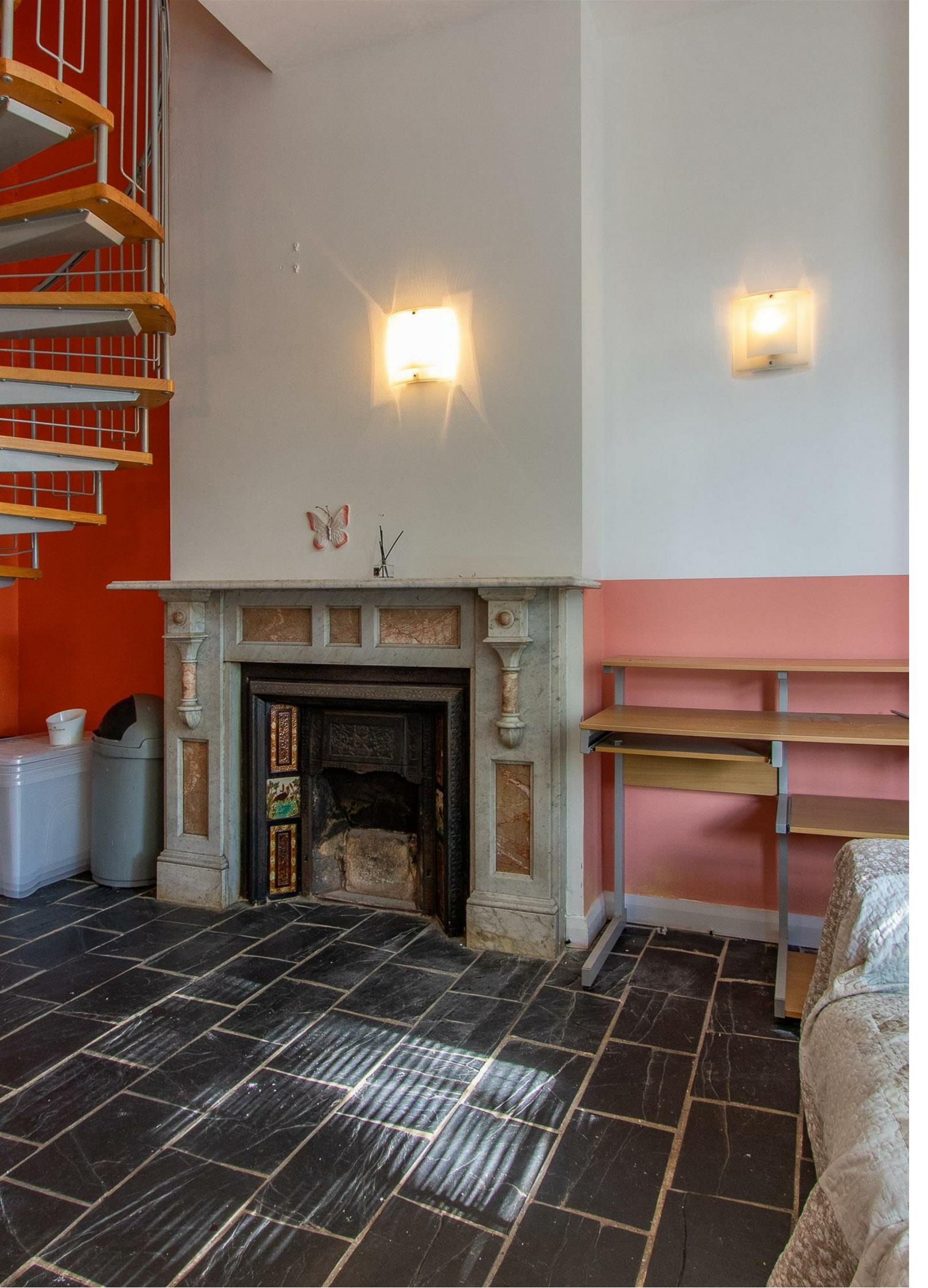


CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss

HOWARD GARDENS  
ADAMSDOWN





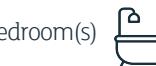


## HOWARD GARDENS

ADAMSDOWN, CF24 0EF - £995 PCM



2



1



727.00

sq ft

Jeffrey Ross are pleased to market this two double bedroom duplex apartment with a shared garden, situated within a stones throw from Cardiff City Centre. The ground floor comprises of open plan kitchen, lounge and dining room with access to the rear garden. Accessible via a very cool spiral staircase is upstairs which comprises two good size bedrooms and modern bathroom with shower. Part-furnished

EPC RATING of D.

COUNCIL TAX BAND of C.

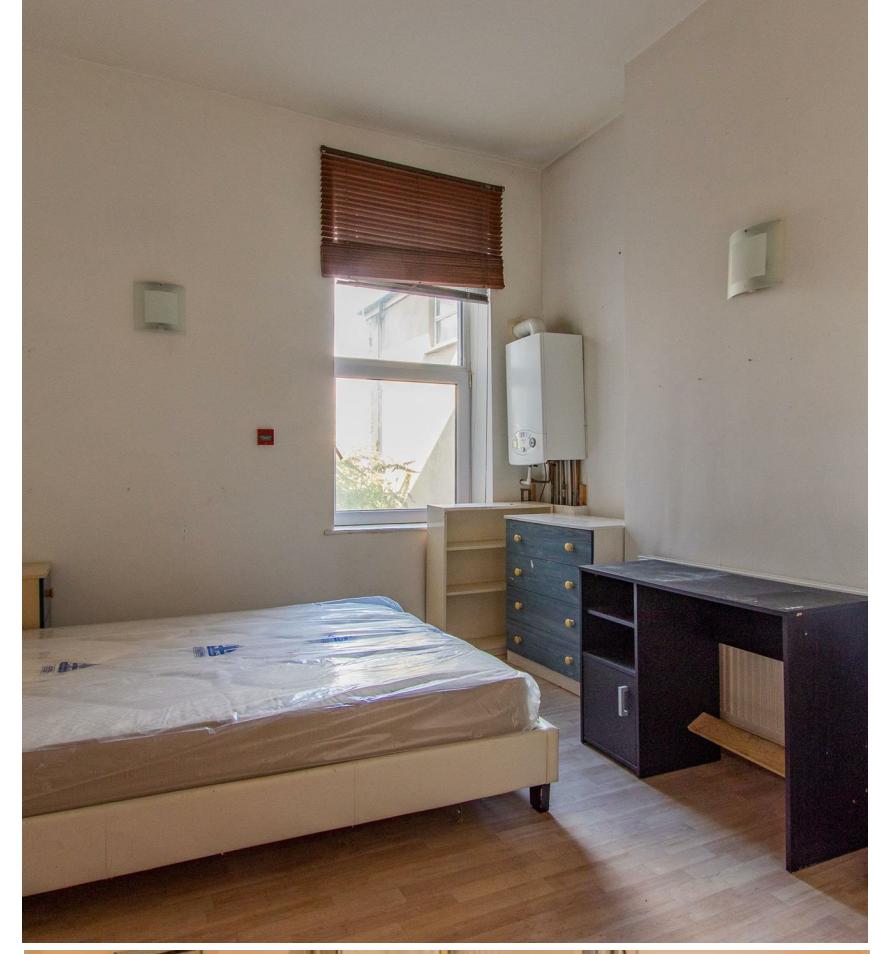
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

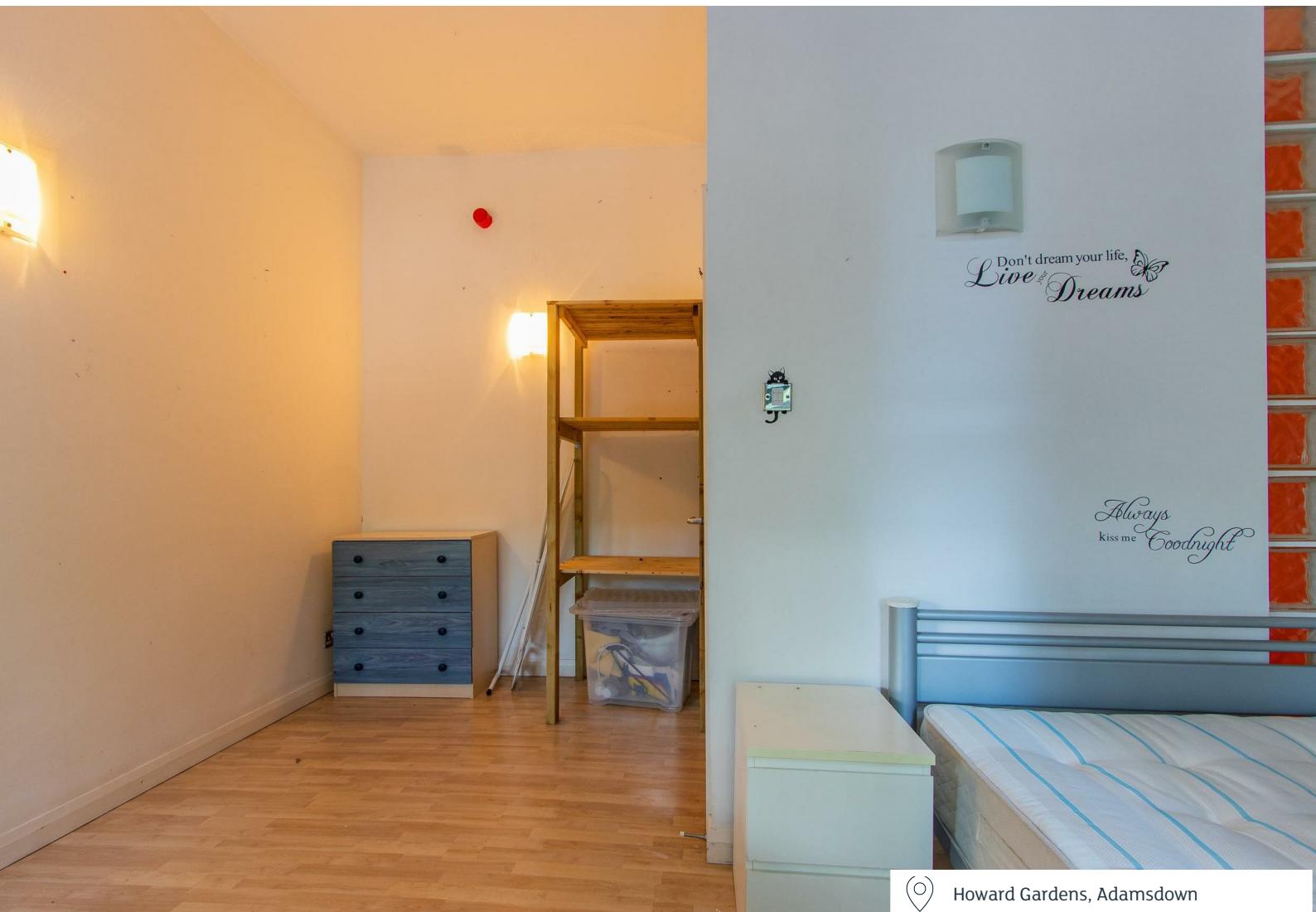
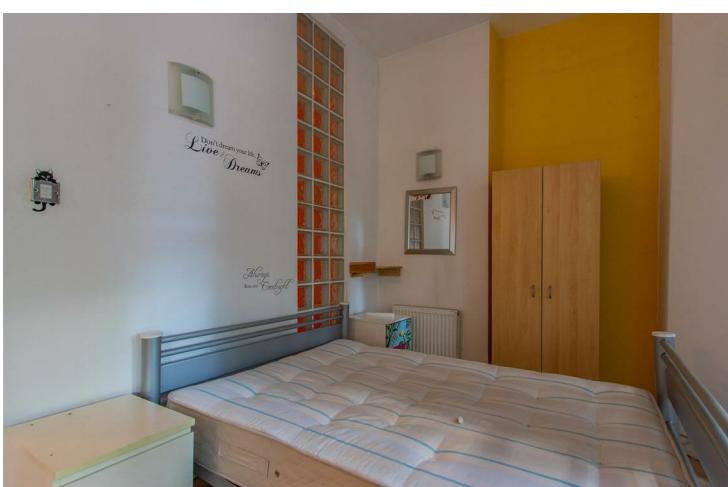
### PROPERTY SPECIALIST

Mr Ryan Evans

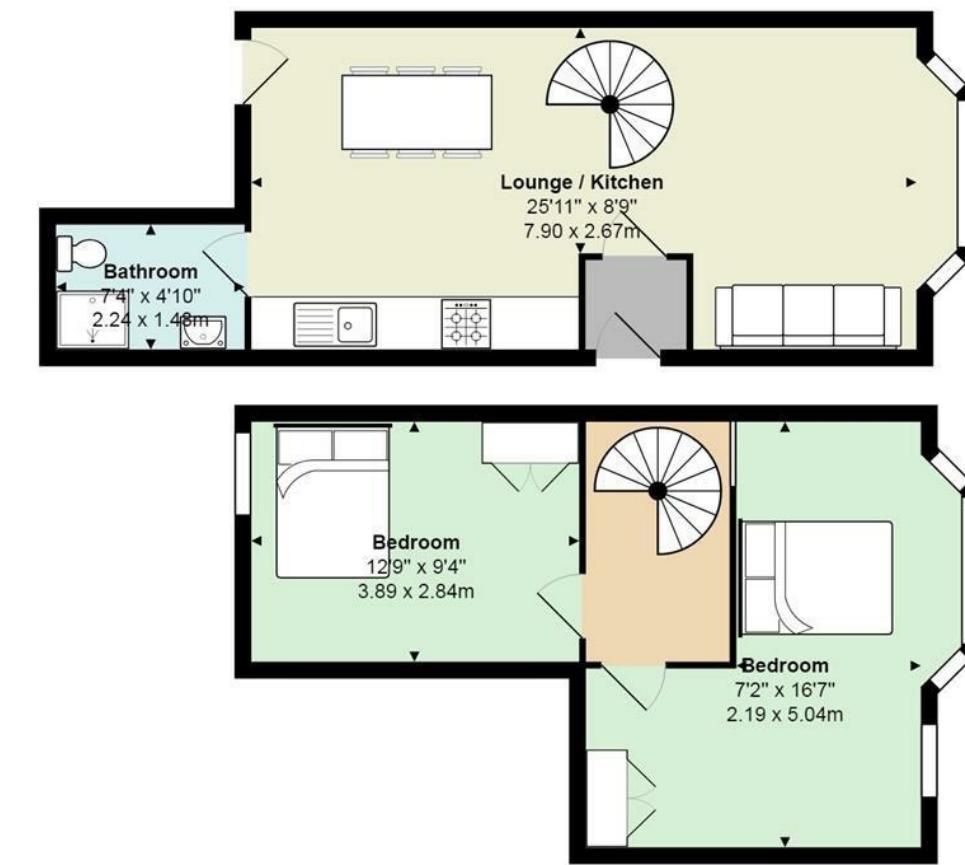
[ryan@jeffreyross.co.uk](mailto:ryan@jeffreyross.co.uk)

Administrator



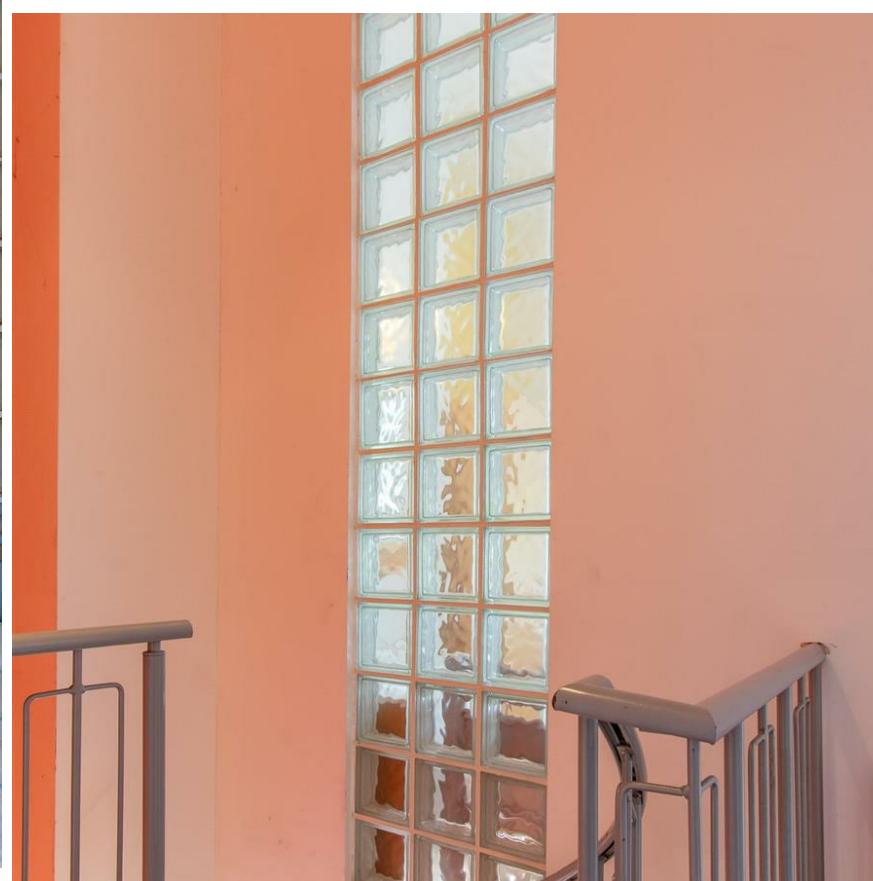


## Howard Gardens, Adamsdown



All measurements are approximate and for display purposes only

Total Area: 727 ft<sup>2</sup> ... 67.5 m<sup>2</sup>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		61
(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	



Howard Gardens, Adamsdown