

STYLISH SALES  
& LETTINGS  
BARRY'S HOME FOR



FLORENTIA STREET  
CATHAYS

# FLORENTIA STREET

CATHAYS, CF24 4PE

£145,000

LEASEHOLD



1 Bedroom(s)



1 Bathroom(s)



441.00 sq ft

Priced to sell - This one bedroom apartment is offered for sale chain free. The property comprises of independent access, entrance hall, lounge / kitchen, bedroom, bathroom and part converted loft. Outside there is a detached garage. The property is Freehold with no service charges. Situated within close proximity to local shops, parks and amenities as well as a short walk to Cardiff City centre.

## INDEPENDENT ENTRANCE HALL

### LOUNGE

0.91mm x 1.47mm (3'62m x 4'10m)

### KITCHEN

0.61mm 0.61mm (2'14m 2'78m)

### BEDROOM

1.02mm x 1.22m.3.05mm (3'4m x 4.10m)

### BATHROOM

### LOFT ROOM

### GARAGE

### TENURE

Leasehold, this is to be confirmed with your legal representative. The seller will include the Freehold

### COUNCIL TAX

Band B



florentia st



All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

38 Wellfield Road  
Roath  
Cardiiff  
CF24 3PB  
TEL: 02920 499680  
EMAIL: roath@jeffreycross.co.uk