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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Newfoundland Road*

HEATH



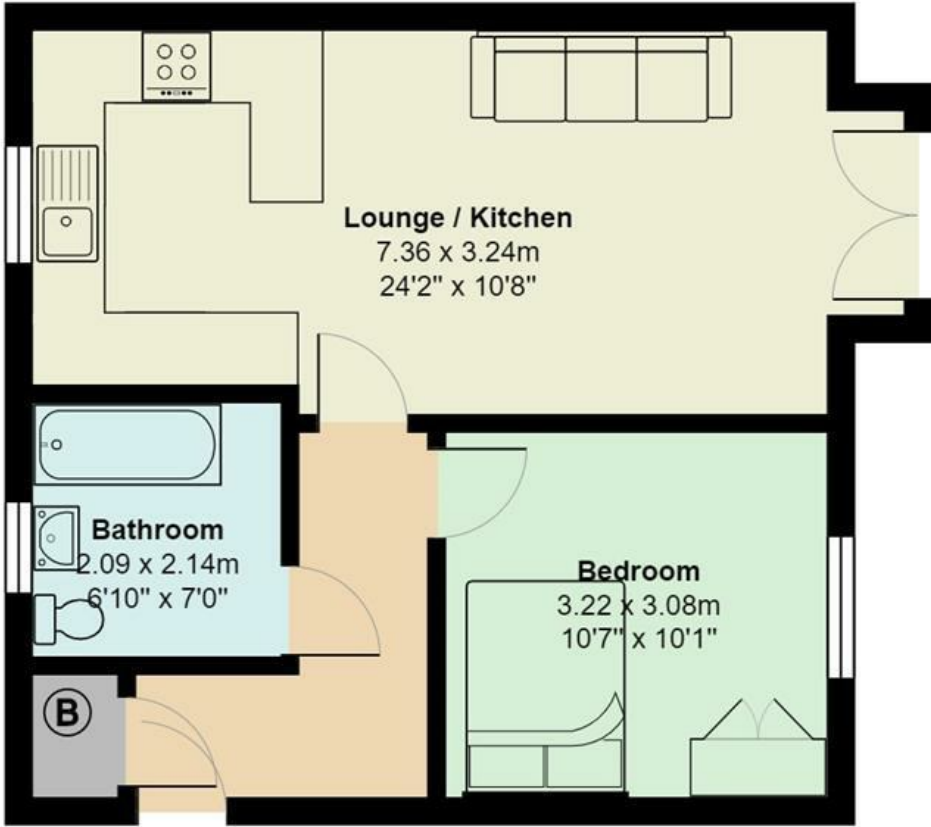
Comments by Ms Maria Pagonessa



**Property Specialist**  
**Ms Maria Pagonessa**  
Lettings

maria@jeffreygross.co.uk

# Newfoundland Court, Heath



Total Area: 44.6 m<sup>2</sup> ... 480 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Newfoundland Road

*Heath, Cardiff, CF14 3AU*

PCM

**£875 PCM**



1 Bedroom(s)



1 Bathroom(s)



480.00 sq ft



Contact our  
***Llanishen Branch***

02920 499680

In an exciting new development in the heart of Heath, is this very impressive one bedroom, first-floor apartment. Located in Newfoundland Court on Newfoundland Road (just off Whitchurch Road) this newly renovated accommodation offers open plan lounge/kitchen with breakfast bar, good storage and integrated appliances. The living space is a good size - perfect for a couple. A spacious double bedroom is available with double bed, wardrobe and chest of drawers. The property is completed by a lovely bathroom suite with bathtub and shower over and a large storage cupboard. Within walking distance of UHW and nicely located for access in and out of the City via North Road and Western Avenue. Sorry, no pets.

FURNISHED. STREET PARKING. FLOOR PLAN AVAILABLE.

EPC RATING of C  
COUNCIL TAX BAND of C

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                                   | 78      | 78                      |
| (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 |

