

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

JeffreyRoss

EMPIRE WAY







## EMPIRE WAY

, CF11 0JW - £1,200 PCM



2 Bedroom(s)



2 Bathroom(s)



sq ft

Within the heart of the International Sports Village, within a short walk to amenities and the Cogan train station. This ground floor apartment is offered on a furnished basis and comprises of entrance hallway, lounge/kitchen/diner with built in white goods, two double bedrooms (master with en suite shower room) and a main bathroom. Finish to a high specification throughout and really needs to be seen to be fully appreciated.

Externally the property also benefits from an intercom/video entry system and an allocated parking space.

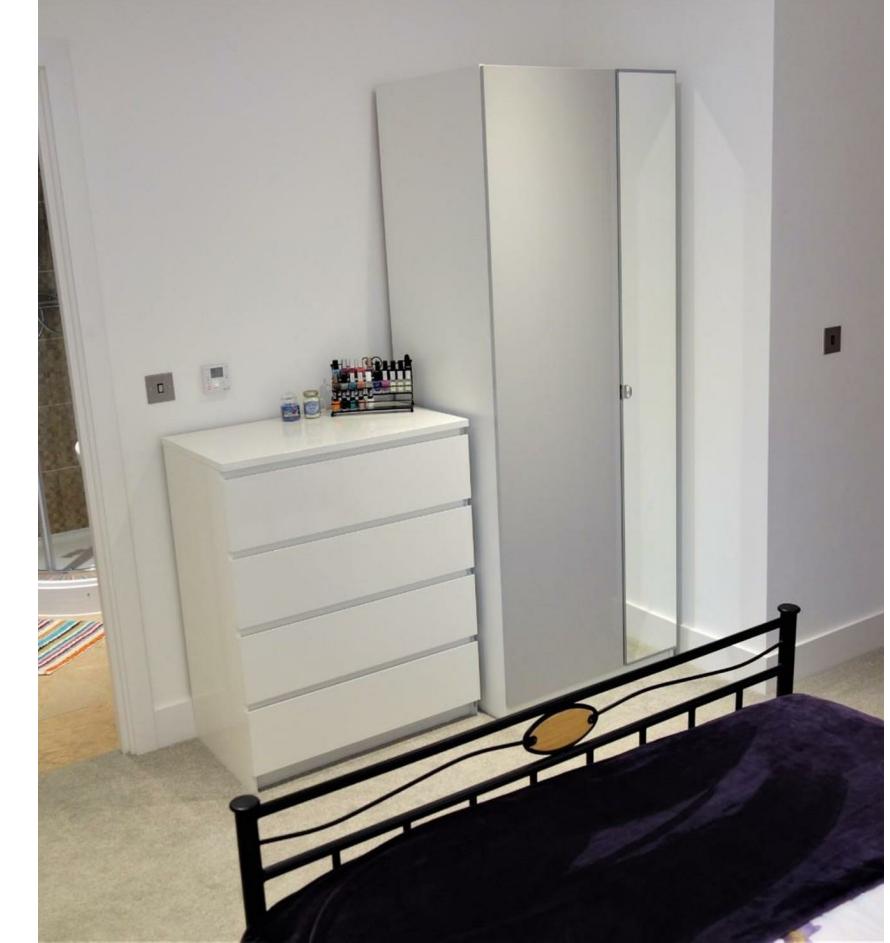
EPC Rating B

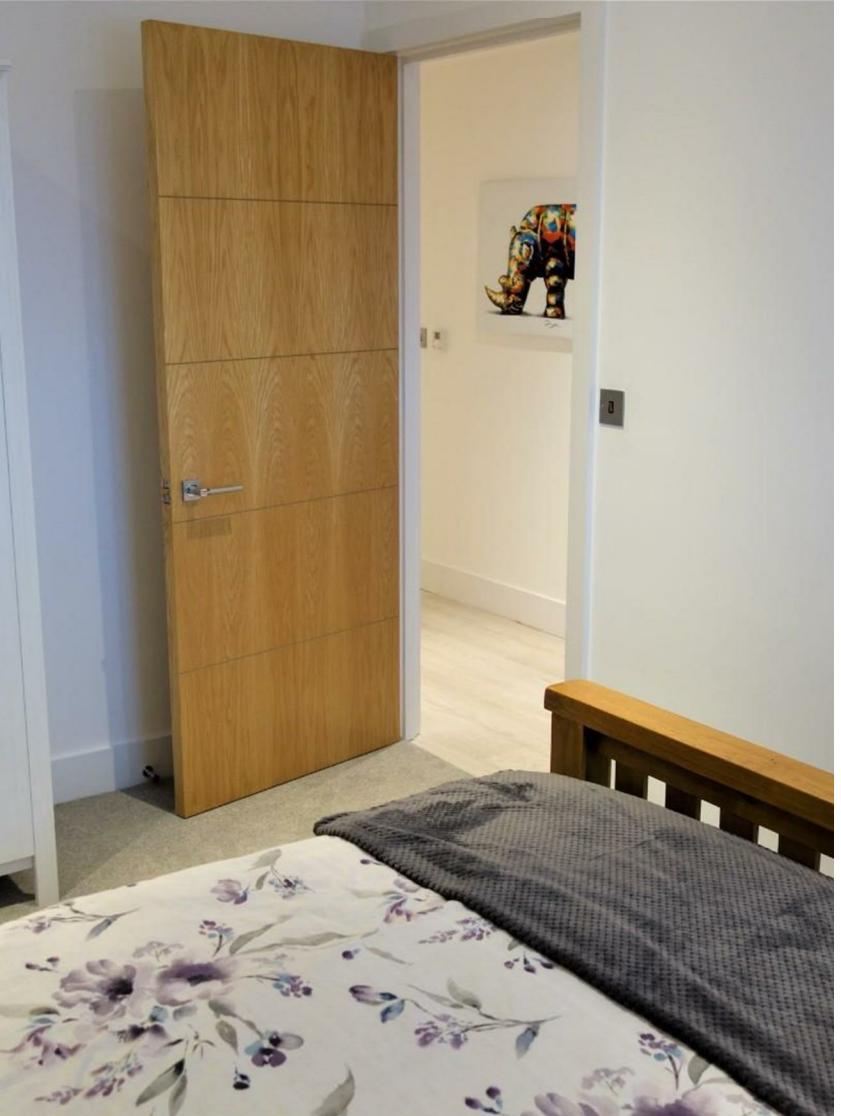
This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Ltd Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed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



### PROPERTY SPECIALIST

Mrs Lisa Attwell  
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Branch manager





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



Empire Way, Cardiff