

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

RICHMOND CRESCENT



# RICHMOND CRESCENT

, CF24 3AH - £900 PCM

1 bedroom(s) 1 bathroom(s) sq ft

On one of Roath's most central streets is this brilliant and very stylishly renovated one bedroom, furnished flat that we're delighted to offer. Located on Richmond Crescent (just off Richmond Road) this ground-floor property offers separate lounge with two windows making it very light & airy, separate kitchen with with gas hob and top-notch appliances and four seat dining table. A spacious double bedroom is available with superb fitted wardrobe space and the property further benefits from beautiful bathroom suite with bathtub and shower over the bath. Brilliant, brilliant flat!

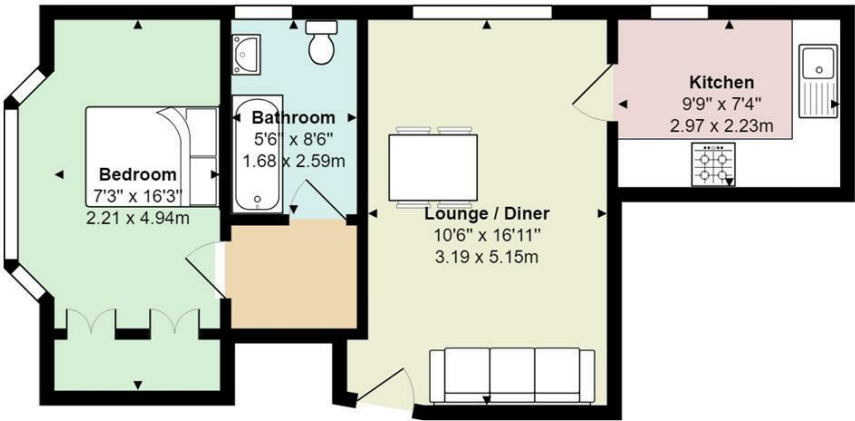
GAS CENTRAL HEATING. FURNISHED. FULL RENT PAYABLE FROM JULY 1ST.

EPC RATING of D

A holding fee of £50 per person 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.



## Richmond Crescent, Roath



Total Area: 472 ft² ... 43.9 m²  
All measurements are approximate and for display purposes only

PROPERTY SPECIALIST  
Mr Rhys Carter  
rhys.carter@jeffreygross.co.uk  
Senior valuer



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 68                      | 76        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |