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*Richmond Road*

ROATH

CARDIFF

VALE

CAERPHILLY

BRISTOL



Comments by Mr Nicky Pearcey

**Property Specialist**  
**Mr Nicky Pearcey**  
Lettings Negotiator

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Comments by the Homeowner

### Richmond Road, Roath



Total Area: 573 ft<sup>2</sup> ... 53.3 m<sup>2</sup>

All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |                            | Current | Potential |
|---|----------------------------|---------|-----------|
| Very energy efficient - lower running costs |                            |         |           |
| (92 plus) <b>A</b>                          |                            |         |           |
| (81-91) <b>B</b>                            |                            | 82      | 82        |
| (69-80) <b>C</b>                            |                            |         |           |
| (55-68) <b>D</b>                            |                            |         |           |
| (39-54) <b>E</b>                            |                            |         |           |
| (21-38) <b>F</b>                            |                            |         |           |
| (1-20) <b>G</b>                             |                            |         |           |
| Not energy efficient - higher running costs |                            |         |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |         |           |



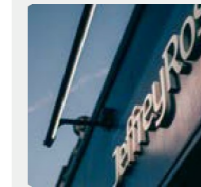
# Richmond Road

Roath, Cardiff, CF24 3BW

PCM

£1,100 PCM

2 Bedroom(s) 1 Bathroom(s) sq ft



Contact our  
**Students Branch**

02920 499680

On offer for rent here is a very well-presented and very spacious two bedroom, ground-floor apartment on Richmond Road that would make a perfect option for two friends, sharing. Both bedrooms are a very generously sized double bedroom complete with double bed, mattress, wardrobe, chest of drawers and desk with chair. An open-plan lounge/kitchen area is offered and is equally as impressive with handsome fixtures, fittings and a very high level of finish. The property is completed by a modern bathroom suite with bathtub and shower over. Parking options are available, too - a great flat!

GAS CENTRAL HEATING. FURNISHED.

EPC RATING of B

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.





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