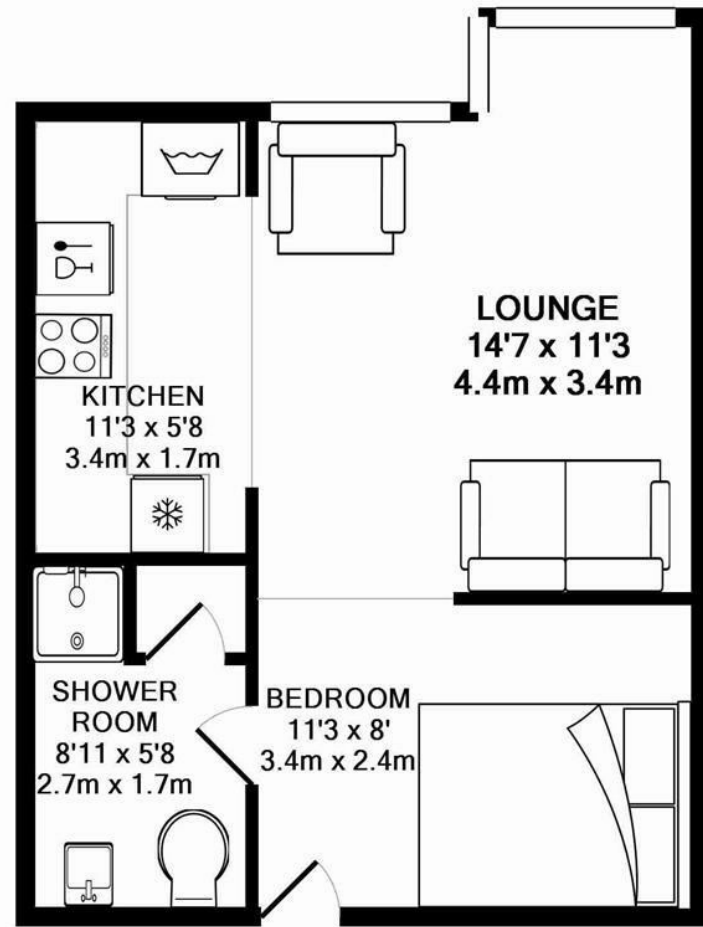




# 132 Newport Road

1 Bedrooms - Cardiff - CF24 1DJ - £625 PCM



TOTAL APPROX. FLOOR AREA 355 SQ.FT. (33.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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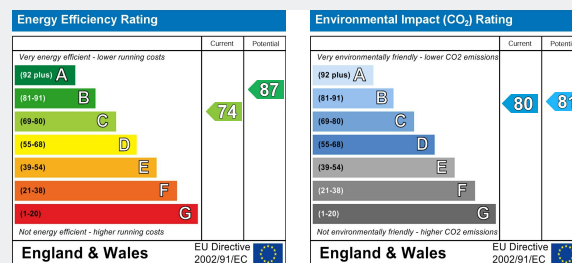


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Pontcanna, Cardiff  
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  - Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB
  - Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU
  - Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX
- 029 2049 9680  
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### Agency Disclaimer

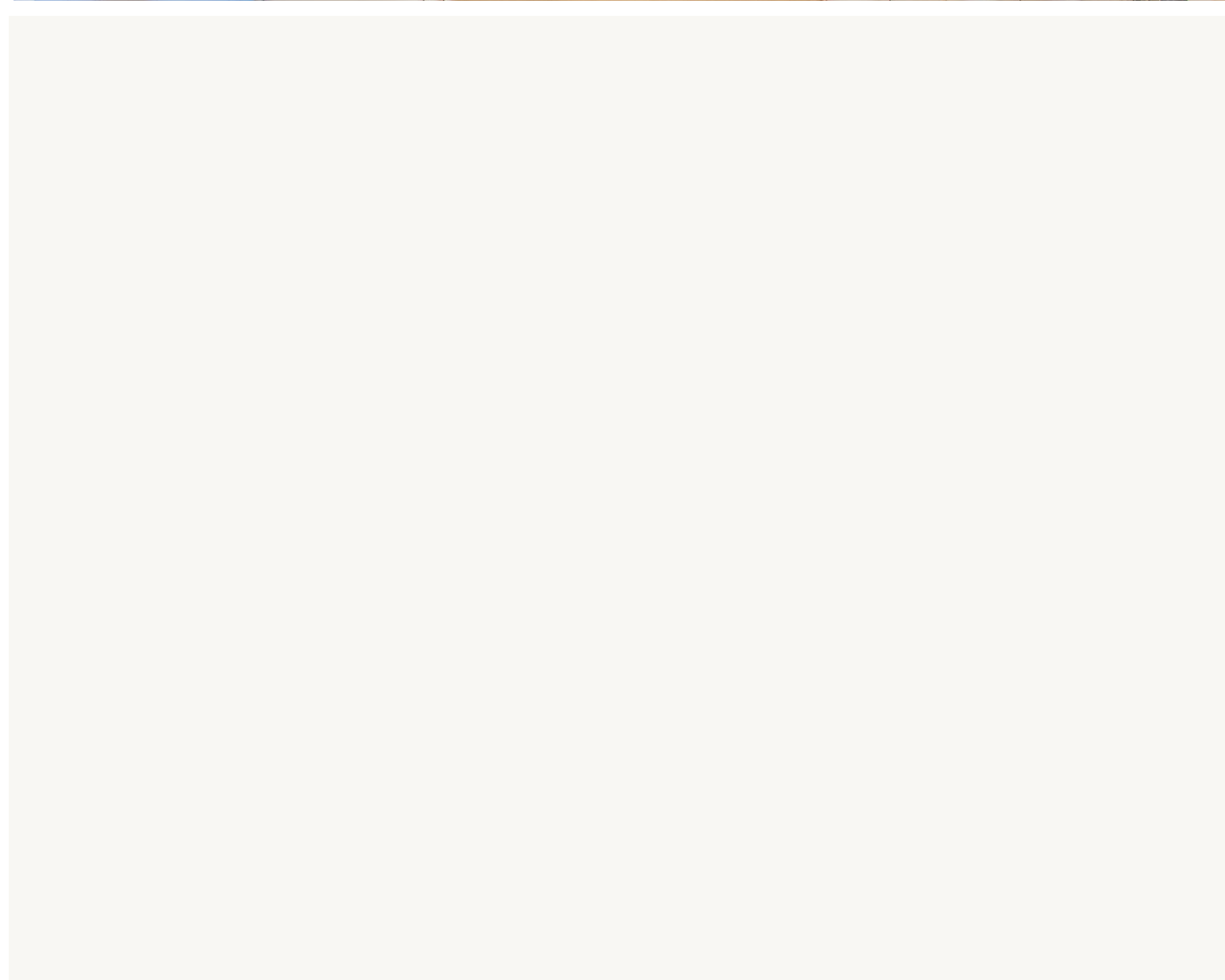
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*An immaculate and really well-presented second-floor STUDIO apartment with an ALLOCATED parking on Newport Road and just a 15 minute stroll into Cardiff City Centre. Modern throughout with double bed, stylish shower room and good-sized living space, it's a cracking option for a single professional looking to be close to the City Centre. The advertised rent is purely the rent. The actual rent will have Water included in the amount and this will be £26.00 extra for a single occupancy and £34 extra for a couple or two tenants sharers.*

*EPC RATING of C  
COUNCIL TAX BAND of B*

*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.*

*• Immaculate STUDIO apartment*

*• Modern and well-presented*

**sq ft**

