



JeffreyRoss

The Walk, Roath, Cardiff, CF24 3AG

£800 PCM





## In Brief

The Walk, Roath - a pretty, quiet street that is on the border of our fine City Centre! Newly renovated in July 2016 is this fantastic development of apartments on 'The Walk' - just at the bottom of Richmond Road and therefore just a 5 minute stroll into the City Centre. Available here is a first-floor, furnished two bedroom apartment which has been tastefully refurbished to create a spacious, modern and bright living opportunity. Perfect for sharers, or indeed a couple, the apartment offers two double bedrooms, the rear of which with views over a rear, communal garden. The second, smaller bedroom (but still a double) is located off the lounge / kitchen area. A stylish bathroom suite is also provided with smart 'grey' tiled finish and bath tub with shower over. The lounge space is large, bright and airy with slightly recessed fitted kitchen which benefits from gas hob, integrated appliances to include a chest fridge-freezer. A lovely flat in a brilliant location! Furnished.

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.

## Key Features

- Located 10 minutes from City Centre.
- First floor
- Gas heating

£800 PCM

£800 DEP



2

Bedrooms



1

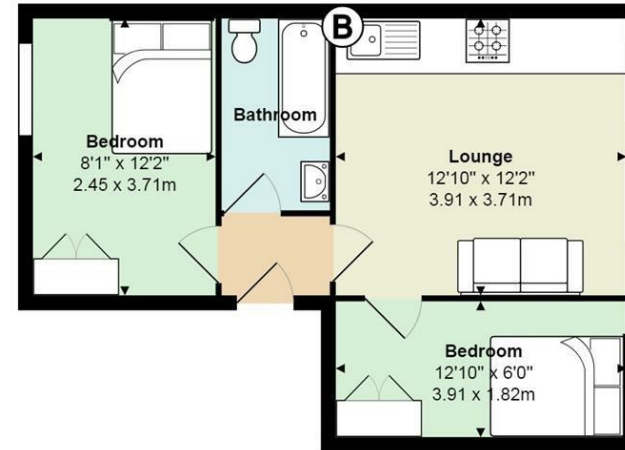
Bathrooms

FURNISHED

A fantastic two bedroom apartment on the edge of our fine City Centre!



# The Walk, Roath



Total Area: 398 ft<sup>2</sup> ... 37.0 m<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(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>79</b>	<b>79</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
<b>84</b>	<b>84</b>
EU Directive 2002/91/EC	

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### Legal bit...

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