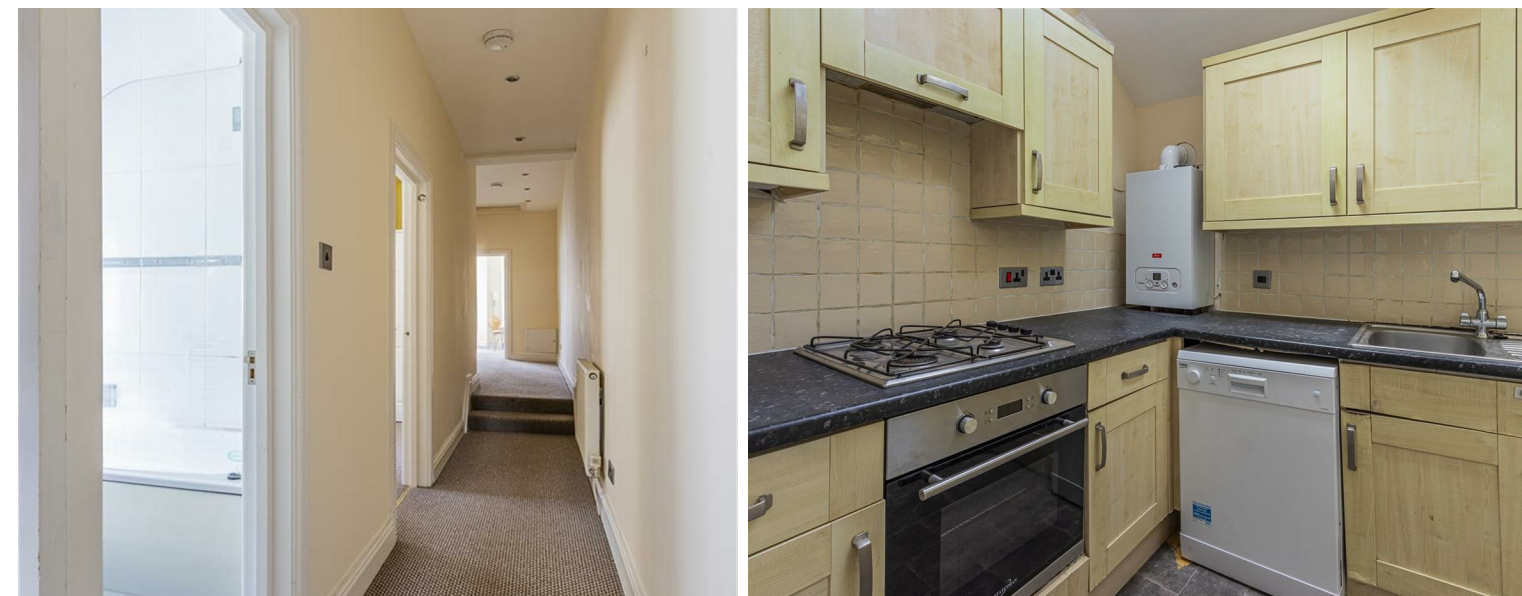




# Whitchurch Road

2 Bedrooms - Cardiff - CF14 3JQ - £800 PCM



Virtual Reality & 3D Scaled models of all of our properties for sale. You can even walk around them on our website



**Pontcanna**  
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Pontcanna, Cardiff  
CF11 9PP

**Roath**  
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Roath, Cardiff  
CF24 3PB

**Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU

**Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX

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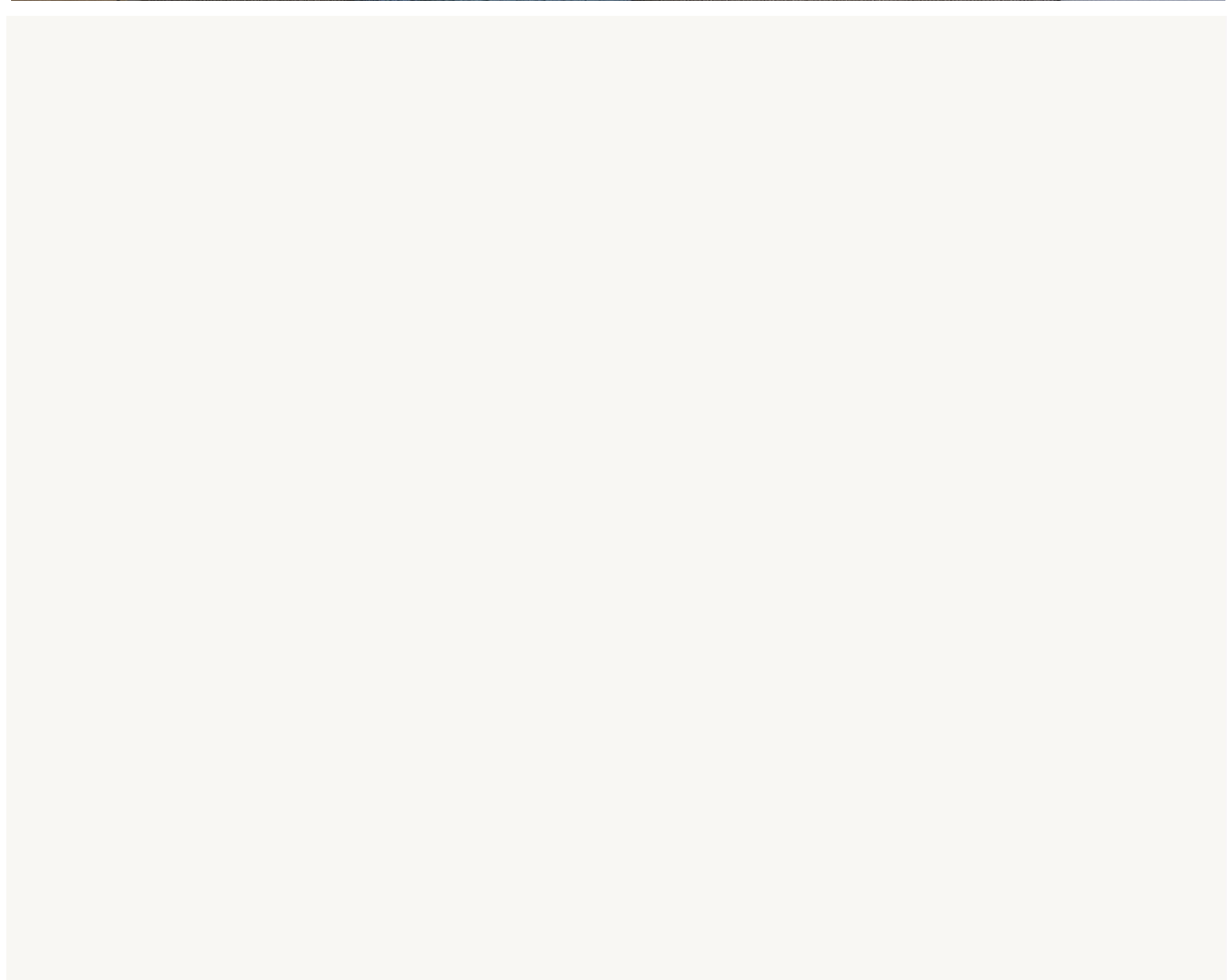
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(81 plus) <b>A</b>
(81-91) <b>B</b>			(69-80) <b>B</b>
(69-80) <b>C</b>			(55-68) <b>C</b>
(55-68) <b>D</b>			(39-54) <b>D</b>
(39-54) <b>E</b>			(21-38) <b>E</b>
(21-38) <b>F</b>			(1-20) <b>F</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

JeffreyRoss

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A very-large and extremely well-positioned, first-floor one bedroom apartment on Whitchurch Road, Heath – just a 10 minute walk from the University Hospital. Accessed to the rear with its very own private entrance and secure, electric gated parking space the accommodation offers exceptional space with a sense of privacy. Entered via the ground-floor the property comprises; small space for washing machine with stairs leading up to separate kitchen with integrated appliances, gas hob and cleverly positioned 'VELUX' windows, making the kitchen extremely bright and airy. To the front of the property is a large, bay-fronted lounge with space for dining. Two double bedrooms, master benefiting from ensuite and a secondary bathroom are also on offer. A lovely property, ideal for doctors looking to be close to UHW or even two sharers looking to be in such a central location with good access in and out of the City Centre.

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.

- Large first-floor flat
- Private entrance
- Secure, allocated parking
- Nicely furnished
- Two bathrooms

sq ft

