



JeffreyRoss

The Walk, Roath, Cardiff, CF24 3AG

£800 PCM





In Brief

CHECK OUT THE 360 DEGREE VIRTUAL TOUR - FEEL LIKE YOU'RE ACTUALLY THERE! This SECOND-FLOOR two bedroom apartment has been finished to an exceptional standard and would work perfectly for a couple, two friends or single person looking to move into something brand new, fresh and clean and that is located so centrally. The property will be available furnished and benefits from open-plan kitchen / lounge with gas hob and beautiful bathroom suite with grey-tile theme and shower over the bath. Two double bedrooms, gas central heating and street parking. Floor plan available. An exceptional opportunity!

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

- 360 DEGREE VIRTUAL TOUR AVAILABLE
- VIDEO AVAILABLE

£800 PCM

£800 DEP



2
Bedrooms

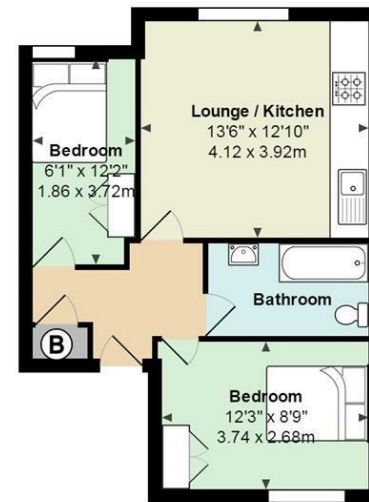


1
Bathrooms

FURNISHED



The Walk, Roath



Total Area: 478 ft² ... 44.4 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
77	77
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
81	81
EU Directive 2002/91/EC	

Pontcanna
223-225 Cathedral Road
Pontcanna, Cardiff
CF11 9PP
T: 02920 499680 (Option 1)

Roath
38 Wellfield Road
Roath, Cardiff
CF24 3PB
T: 02920 499680 (Option 2)

Llanishen
54 Station Road
Llanishen, Cardiff
CF14 5LU
T: 02920 499680 (Option 3)

Cathays
89 Woodville Road
Cathays, Cardiff
CF24 4DX
T: 02920 499680 (Option 4)

Jeffrey Ross Ltd. Register in England & Wales. Company No. 0641 1905 VAT No. 944 2898 82

T: 029 2049 9680
info@jeffreycross.co.uk
www.jeffreycross.co.uk

JeffreyRoss

Legal bit...

Property particulars as supplied by Jeffrey Ross are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Data Protection: We retain the copyright in all advertising material used to market this Property.

rightmove
onTheMarket.com

Zoopla
PrimeLocation