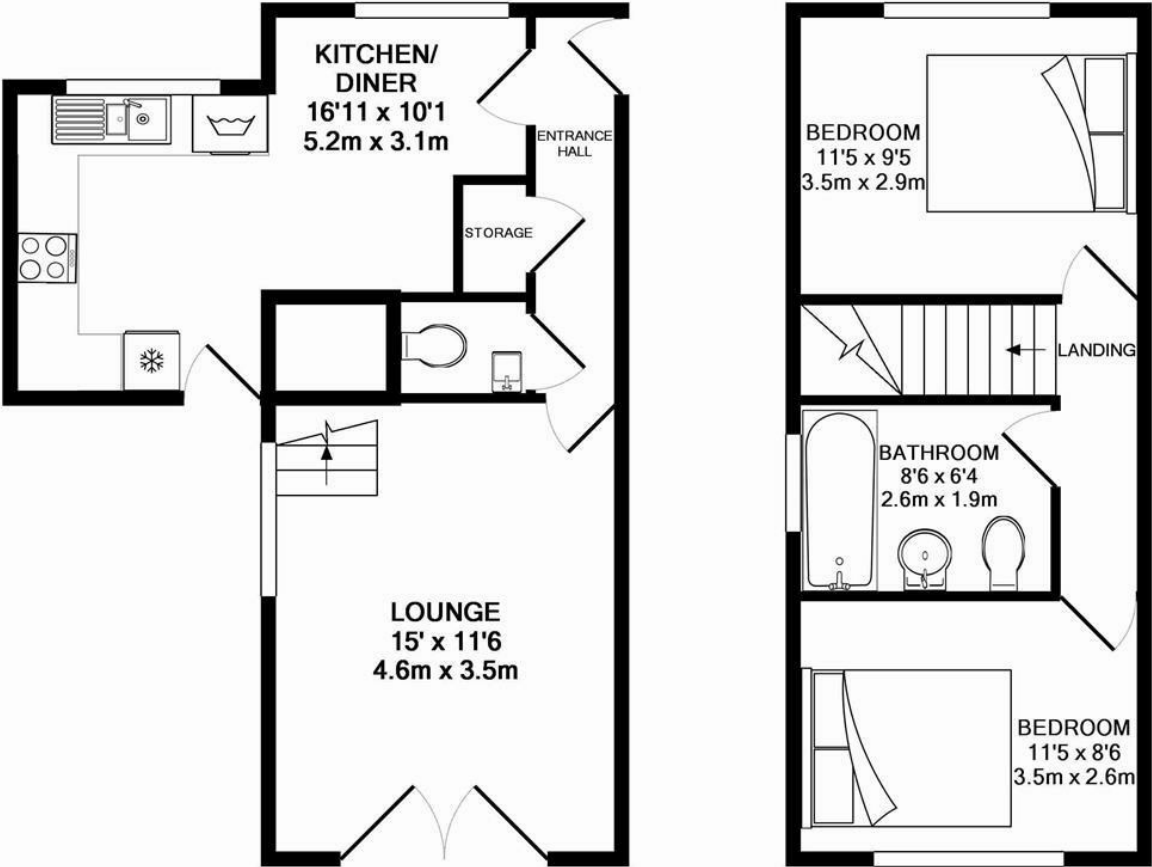




Colchester Avenue

2 Bedroom - Cardiff - CF23 9AZ - £825 PCM



GROUND FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 315 SQ.FT.
(29.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 703 SQ.FT. (65.3 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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Pontcanna, Cardiff
CF11 9PP

Roath
38 Wellfield Road
Roath, Cardiff
CF24 3PB

Llanishen
54 Station Road
Llanishen, Cardiff
CF14 5LU

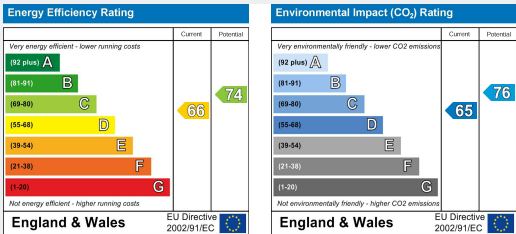
Cathays
89 Woodville Road
Cathays, Cardiff
CF24 4DX

029 2049 9680
info@jeffreyross.co.uk
www.jeffreyross.co.uk

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As good as a house! A modern 2 bedroom duplex apartment with GARDEN which briefly comprises lounge, kitchen/diner, two double bedrooms, family bathroom (fully tiled), gas central heating, double glazing and private courtyard. Allocated off road parking space. A stunning property. The property is currently let unfurnished.

EPC RATING of D.
COUNCIL TAX BAND of D

Administration fees and charges are excluded and WILL apply. For one tenant this will equate to £234.00 incl. VAT (£195.00 + VAT) and £60.00 incl. VAT (£50.00 + VAT) will be charged for each additional tenant / guarantor (if required) thereafter.

sq ft

£825 PCM