

TO LET

# Richmond Road

*Roath, Cardiff, CF24 3BT*

ROATH, CARDIFF

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*Roath, Cardiff, CF24 3BT*

MONTHLY RENT

## £2,750

5 BEDROOMS

2 BATHROOMS

1 RECEPTION

956 SQ FT








LISTERINE



## THE PROPERTY

A stunning five bedroom apartment on Richmond Road – just up from the City and Albany Road junction. Recently renovated the owner has done a fantastic job of creating a superb living space which would be ideal for professionals or students alike. Separate fitted-kitchen, stunning bathroom suite and five double bedrooms. The furniture is also of a very good quality – no stone has been left unturned! EPC RATING of C A holding fee of £50 per person will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

KEY FEATURES

STUNNING KITCHEN & BATHROOMS

5 DOUBLE BEDROOMS

SHARED GARDEN




JeffreyRoss Photograp




JeffreyRoss Photography



*Modern fitted and the landlords come highly recommended by previous tenants.*



RHYS CARTER

LETTINGS VALUER / NEGOTIATOR · STUDENT LETTINGS



# Richmond Road, Roath




Total Area: 956 ft² ... 88.9 m²

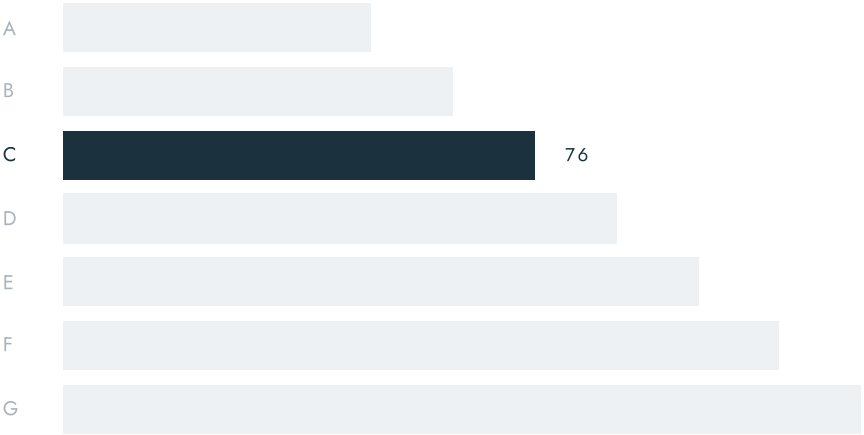
All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.

ENERGY & MATERIAL INFORMATION

# Energy efficiency

*Currently band C, with the potential to reach band C.*




Rating 76 · potential 79. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

| | |
|---|---|
| PROPERTY TYPE | STUDENT PROPERTY |
| INTERNAL AREA | 956 SQ FT |
| FURNISHED | FURNISHED |
| AVAILABLE FROM | 1 JULY 2027 |
| EPC RATING | 76 · POTENTIAL 79 |

COME AND SEE IT

# Arrange a viewing

*Our Student Lettings team can arrange a private viewing, usually within days – call 029 2049 9680.*



## Rhys Carter

LETTINGS VALUER / NEGOTIATOR
STUDENT LETTINGS BRANCH
029 2049 9680
38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

SCAN TO SEE WHAT'S NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Council tax band is as advised by the landlord. A holding deposit, a security deposit and other permitted payments may apply; the current schedule is published at jeffreyross.co.uk/docs/lettings-fees.pdf. Client money protection: Client Money Protect, membership CMP001425. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk

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CARDIFF VALE CAERPHILLY BRISTOL

SCAN TO SEE WHAT'S
NEAR YOU