

TO LET

The Walk

Roath, Cardiff, CF24 3AF

ROATH, CARDIFF

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MONTHLY RENT

£1,200

2 BEDROOMS

2 BATHROOMS

1 RECEPTION





THE PROPERTY

The Walk, off Richmond Road has to be one of Roath's best streets - very quiet and peaceful yet literally a stones' throw from the City Centre! This very nicely presented TWO BEDROOM, ground-floor apartment is very well presented from tip-to-toe and is split over two levels! The ground-floor offers bay-fronted, spacious lounge/kitchen with gas hob, good storage and dining table with four chairs, large double bedroom and bathroom suite with shower over the bathtub.

In the basement is a further double bedroom with private ensuite shower room attached. Perfect for two friends, the space is brilliant! Available furnished and parking options are available.

GAS CENTRAL HEATING. FURNISHED.

EPC RATING of D 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.

INSIDE



PROPERTY TYPE

FURNISHED

AVAILABLE FROM

EPC RATING

STUDENT PROPERTY

FURNISHED

2 AUGUST 2027

66 · POTENTIAL 76

The Walk, Roath



Total Area: 744 ft² ... 69.1 m²

All measurements are approximate and for display purposes only



Rhys Carter

LETTINGS VALUER / NEGOTIATOR

STUDENT LETTINGS BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreycross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

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 jeffreycross.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. jeffreycross.co.uk