

TO LET



Diana Street

Roath, Cardiff, CF24 4TT

ROATH, CARDIFF

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MONTHLY RENT

£1,100

2 BEDROOMS

1 BATHROOM

1 RECEPTION

570 SQ FT

ROATH LOCATION

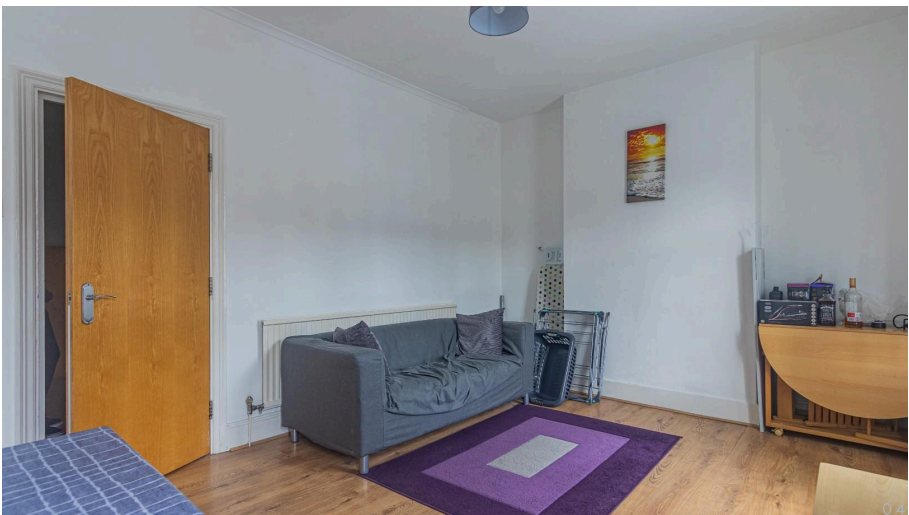
FIRST-FLOOR-FLAT



THE PROPERTY

** Two bedroom first floor apartment to rent ** Well-presented and spacious two bedroom to rent on Diana Street – very well positioned for both the University Hospital and Cardiff Universities as well as Cardiff City Centre. Two bedrooms are large and furnished tastefully. A superb property for sharers looking for something of a good quality and not paying over the odds.

EPC RATING of C A holding fee of £50.00 per tenant 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 property or failed to take reasonable steps to enter into the Occupation Contract



INSIDE



ACCOMMODATION

PROPERTY TYPE	STUDENT PROPERTY
INTERNAL AREA	570 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	1 JULY 2027
EPC RATING	70 · POTENTIAL 77

Diana Street, Roath



Total Area: 53.0 m² ... 570 ft²

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