

FOR SALE

Claude Road

Roath, CF24 3QE

ROATH

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ASKING PRICE

£125,000

1 BEDROOM

1 BATHROOM

1 RECEPTION

388 SQ FT

388 FT2

TOP FLOOR

DOUBLE BEDROOM

NO CHAIN

GREAT LOCATION


PUBLIC SPIRIT
Live Aid/LA
SHARON KOSOFSKY
BEATRICE

THE PROPERTY

We are pleased to offer for sale this very well presented top floor apartment in the heart of Roath. Offering a bight and neutral decor throughout, with an open plan living dining space, kitchen, bathroom, inner hallway and double bedroom. Located just minutes from Albany Road, Roath Park, and to Cardiff city centre. Offered to market with NO ONWARD CHAIN.



INSIDE











ACCOMMODATION

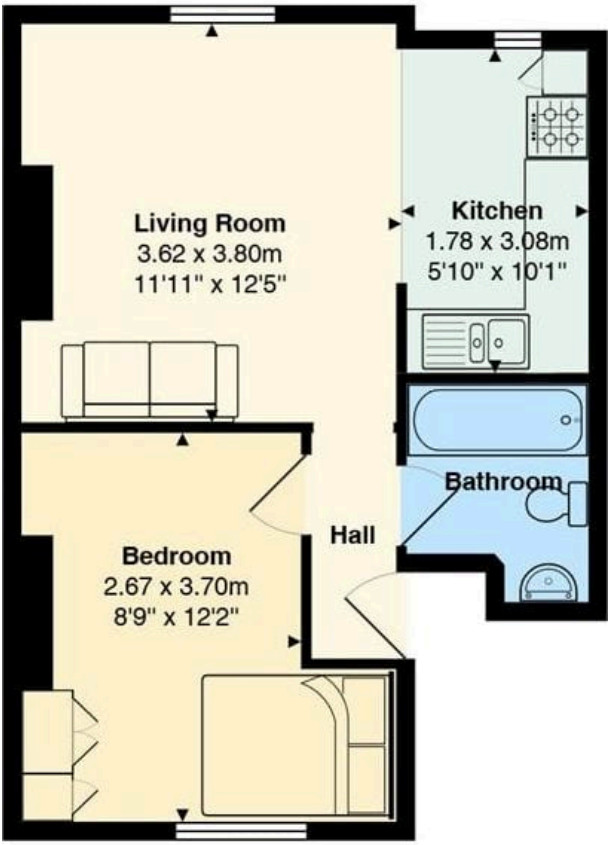
LOUNGE	3.62m x 3.80m
KITCHEN	1.78m x 3.08m
BEDROOM	2.67m x 3.70m

SERVICE CHARGE & GROUND RENT

We have been informed by the owner there is an annual £50 "peppercorn rent" & £100 per month service charge which covers building insurance, but this is to be confirmed by your solicitor

PROPERTY TYPE	FLAT
INTERNAL AREA	388 SQ FT
TENURE	LEASEHOLD
COUNCIL TAX	BAND B · ABOUT £1,566 A YEAR *Cardiff Council, 2026/27 estimate*
EPC RATING	66 · POTENTIAL 77

Claude Road



Total Area: 36.4 m² ... 391 ft²

All measurements are approximate and for display purposes only

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



Ramzy Bancroft

BRANCH MANAGER
PENYLAN BRANCH
029 2049 9680
38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreyross.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. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk