

TO LET

East Grove

Cardiff, CF24 3AE

CARDIFF

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MONTHLY RENT

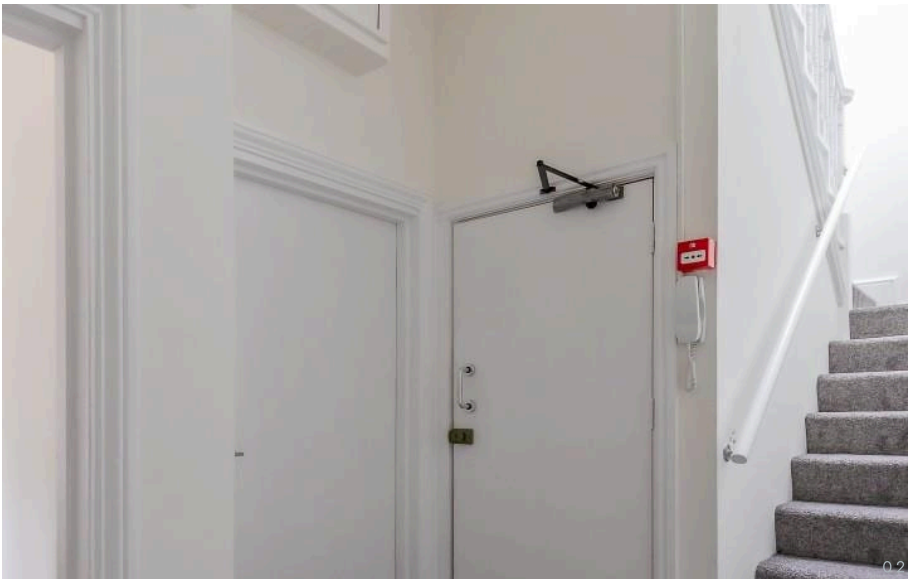
£1,800

3 BEDROOMS

1 BATHROOM

1 RECEPTION

966 SQ FT





INSIDE







THE PROPERTY

Jeffrey Ross are delighted to market this three bedroom duplex apartment on the ever popular East Grove in Roath. Ideally located just around the corner of the amenities of City Road and a further 5 minutes to the City Centre itself. The first floor of the property comprises of entrance hallway, large living room / diner, separate kitchen with appliances included, large double bedroom. The top floor then further comprises of a further two double bedrooms and a large bathroom with separate bath and shower. The property is offered fully furnished and is a must see! EPC Rating: D A holding fee of one weeks' rent 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

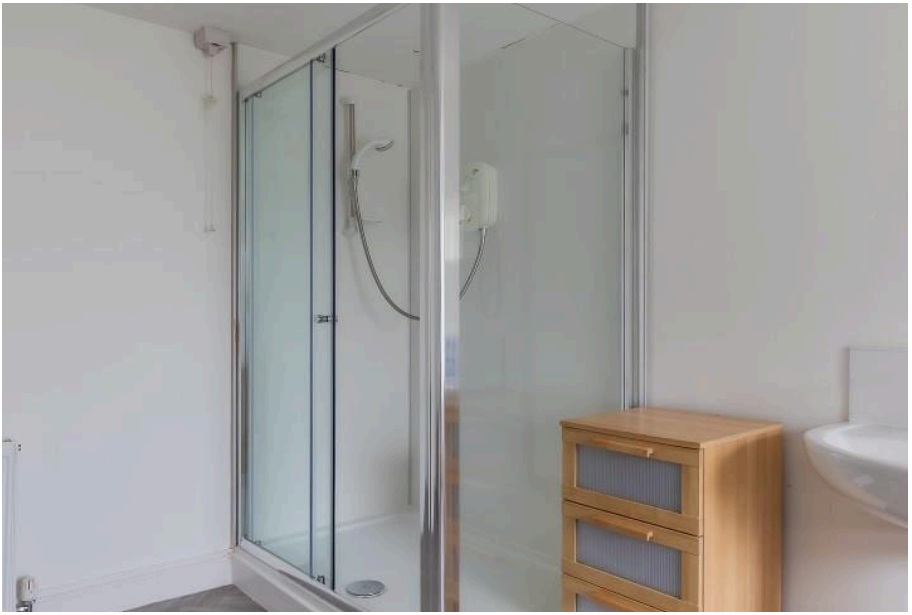
SPACIOUS 3-BEDROOM

GREAT LOCATION!







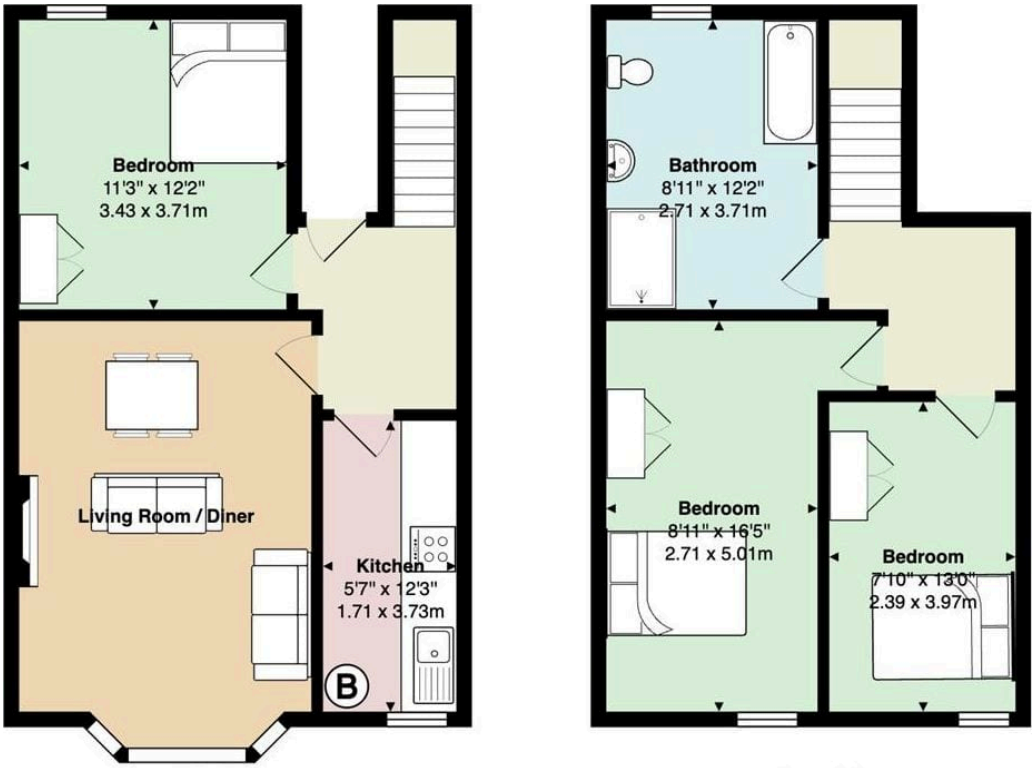




What a whopper! Large flat wihtin walking distance of the City Centre and Students Union

NICKY PEARCEY
STUDENT LETTINGS





3, 4 East Grove

Total Area: 966 ft² ... 89.7 m²

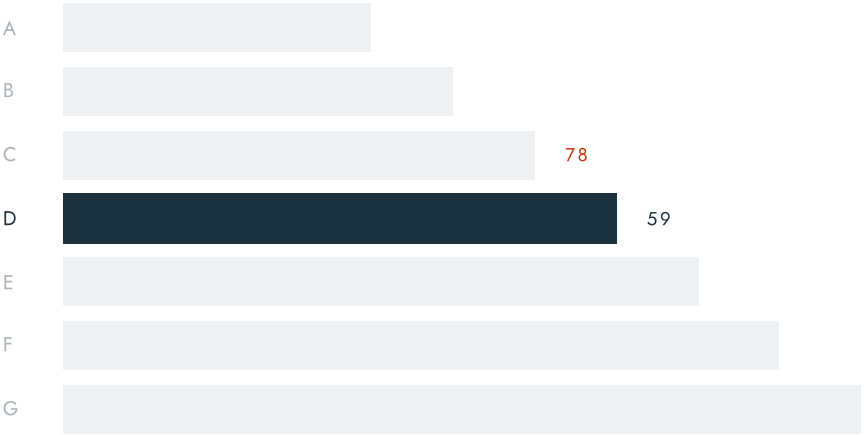
All measurements are approximate and for display purposes only

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

ENERGY & MATERIAL INFORMATION

Energy efficiency

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



Rating 59 · potential 78. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	STUDENT PROPERTY
INTERNAL AREA	966 SQ FT
FURNISHED	FURNISHED
AVAILABLE FROM	1 JULY 2027
EPC RATING	59 · POTENTIAL 78

COME AND SEE IT

Arrange a viewing

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

Nicky Pearcey

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