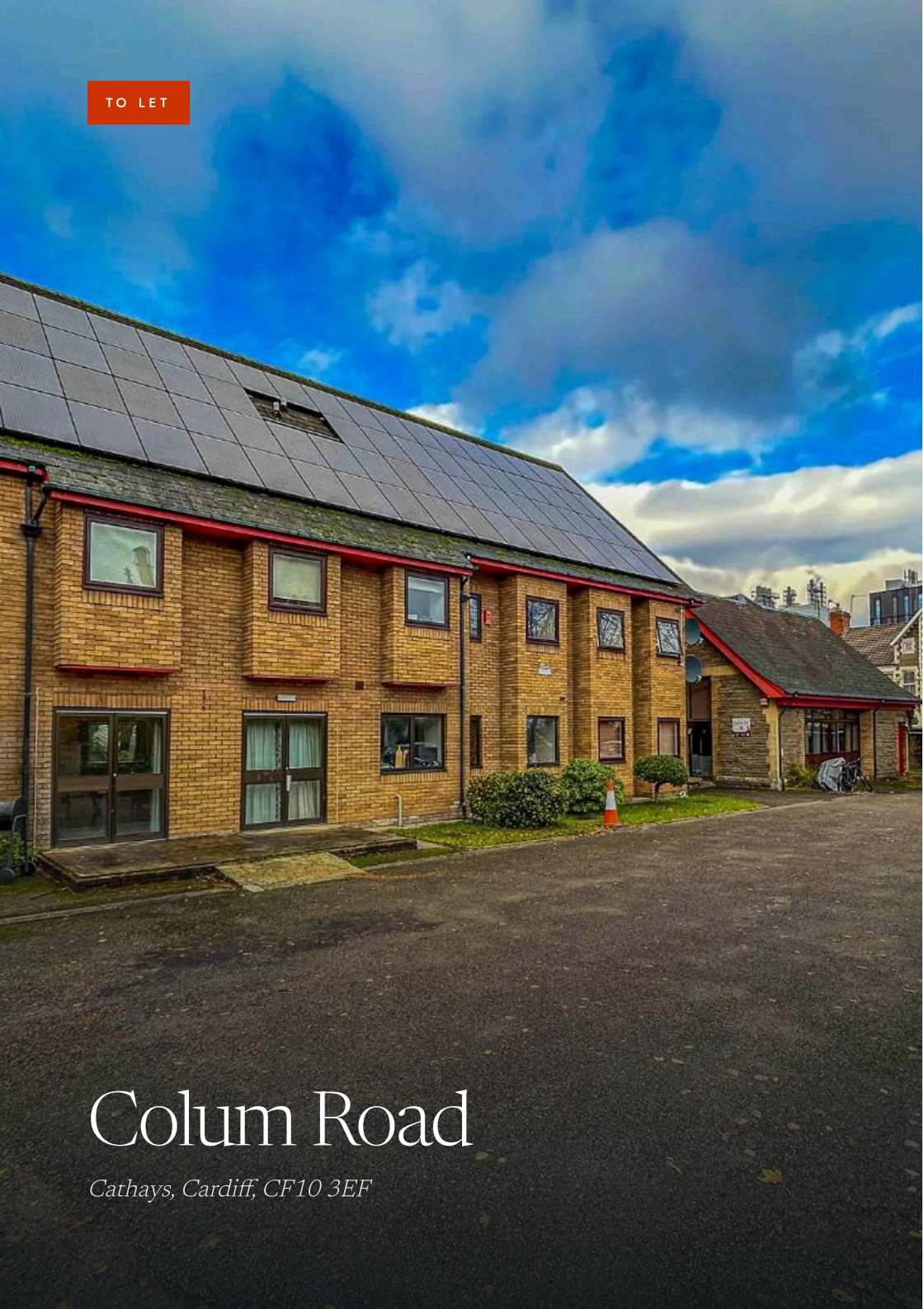


TO LET

# Colum Road

*Cathays, Cardiff, CF10 3EF*

CATHAYS, CARDIFF

# Colum Road

*Cathays, Cardiff, CF10 3EF*

MONTHLY RENT

## £559

1 BEDROOM

1 BATHROOM

3 RECEPTIONS




5

## THE PROPERTY

JeffreyRoss are delighted to offer the Newman Hall, Student Halls of Residence in the heart of Cathays. Located on Colum Road, the block is just a 7 minute walk from the Students Union and 12 minutes from the City Centre so perfectly located in the thick of the action in Cathays yet tucked away in a quiet corner and opposite Bute Park (and accessed via Nazareth House.) The block offers a host of benefits with two large common rooms, three kitchens, utility room, off-road parking (for an additional charge) and communal gardens. Each room is well-equipped with ensuite shower room, bed, wardrobe and desk. A brilliant student block and one we're delighted to bring to the market.

EPC RATING of C 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.

INSIDE





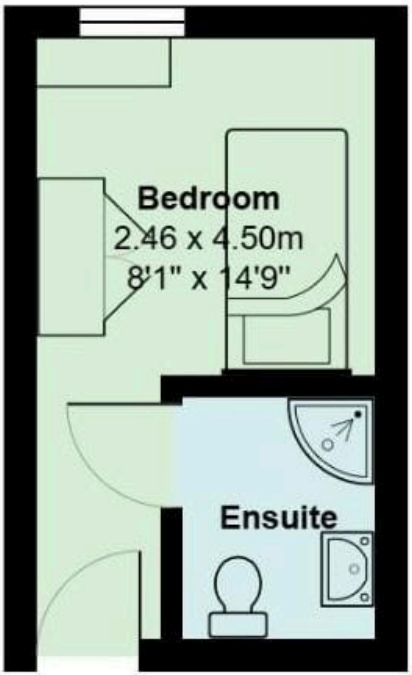






| | |
|---|---|
| PROPERTY TYPE | STUDENT PROPERTY |
| FURNISHED | FURNISHED |
| AVAILABLE FROM | 1 JULY 2027 |

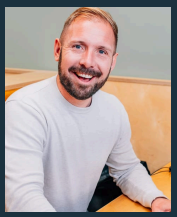
# Newman Hall, Cathays




Total Area: 10.7 m² ... 115 ft²

All measurements are approximate and for display purposes only

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




## Jon Hooper-Nash

LETTINGS DIRECTOR FOR SOUTH WALES
STUDENT LETTINGS 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. 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