



- ZERO DEPOSIT • Ground floor apartment • Two double bedrooms • Open plan Kitchen/Lounge • Furnished • Available immediately • EPC rating: D

MOGINIE JAMES

Flat 1, 25 Marlborough Road, Roath, Cardiff, CF23 5BT

Rental **£750 pcm**



**** ZERO DEPOSIT AVAILABLE ****

Available immediately! This is a ground floor, two double bedroom garden apartment, located within a short walk of the shops and cafes at Albany Road, Wellfield Road and Roath Park. Internally the property offers open plan lounge/kitchen, with fitted appliances. Two double bedrooms and bathroom. There is a small grassed garden to the rear. Property benefits double glazing and central heating. Rent £750pcm, deposit £850. Deposit registration fee of £40 is charged to tenants. Furnished. Non managed. Epc rating: D.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Call our Roath Office
029 2048 4898
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IMPORTANT INFORMATION: For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by you and your advisors. The contents of this publication are copyright of Moginie James LTD. Moginie James LTD Registered in England and Wales No. 4791190