



**SALES & LETTINGS**  
— ANGELS —



## 203 Albany Road

Roath, Cardiff, CF24 3NU

**£1,295 Per Calendar Month**

REF: 16948137

LUXURY 2 BEDROOM DUPLEX FLAT WITH A SPARE ROOM - AVAILABLE 22ND AUGUST 2023 - £1295 PCM - INTERNET INCLUDED - FULLY FURNISHED - MINIMUM 6 MONTH CONTRACT

- 2 bedroom apartment
- Spare room
- Open plan kitchen/living space
- £1295 pcm
- Bills excluded
- Available 22nd August 2023
- High speed broadband included
- Modern style
- Minimum 6 month contract

### Viewing

Please contact our Cathays Head Office Office on 02922331425 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

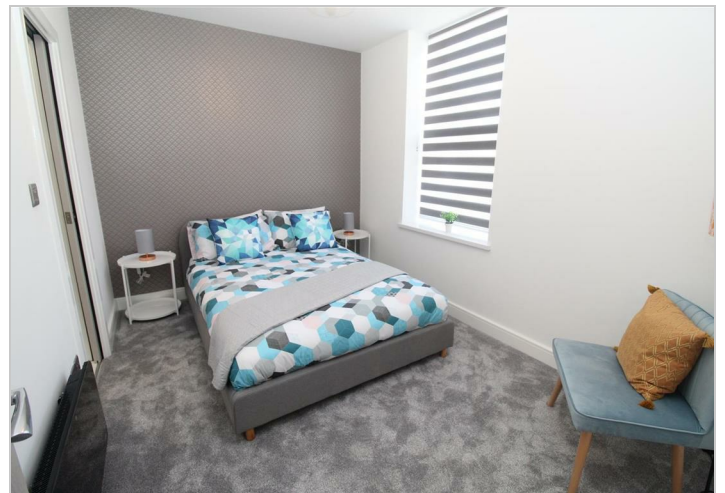


## Area Map



## Energy Efficiency Graph

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



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