



Apartment

**GFF, 70 ARRAN
STREET, ROATH,
CARDIFF, CF24
3HT**

PCM

£895 PCM

FEATURES

- Available 28.06.2025
- Unfurnished
- Ground Floor
- Garden



1 Bedroom Apartment located in Cardiff

Maison are pleased to offer a one bedroom, ground floor flat.

The property is available unfurnished and is close to local shops, cafes and bars. The property consists a living area, double bedroom, kitchen and separate bathroom.

In order to secure the property we require that you provide a holding deposit payment of one week's rent. This will go in its entirety towards the first month's rent.

The holding deposit becomes non-refundable after 48 hours of payment being made (cooling-off period). Please NOTE there is a Right to retention of the holding deposit for failing to enter a Occupational Contract should a contract holder choose not to enter a Occupational Contract, or fail to take reasonable steps to enter a Occupational Contract.

The security deposit will be due once the references have passed. When the security deposit is received we will draft an Occupational Contract and the security deposit will be registered within 30 days of receiving.

The remainder of the first month's rent is required following successful completion of the referencing process, which is to be paid before your move in day.

Call us on

0292 009 0700

post@maison.wales

www.maison.wales

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

