

# The Overview

Property Name:  
**Office Street, Porth**

Price:  
**£675 Per Calendar Month**

Qualifier:  
**Per Calendar Month**



## The Bullet Points

- One-bedroom apartment
- Separate fitted kitchen
- Double bedroom
- Double glazing
- Well-maintained residential block
- Spacious living/dining room
- Modern bathroom suite
- Neutral décor throughout
- Electric heating
- Ideal for professional tenants

# The Main Text

Household Income to be considered for referencing: £21,000+

Flat 10 is a bright and well-proportioned one-bedroom apartment, finished in neutral décor throughout and offering a practical, easy-to-maintain layout.

The accommodation comprises a generous living and dining room with ample seating and dining space, a separate fitted kitchen with a range of wall and base units, and a comfortable double bedroom. The bathroom is modern in style and equipped with a white suite comprising a bath with a shower over, a wash hand basin, and a WC, complemented by contemporary tiled finishes.

Further benefits include electric heating, double-glazed windows, and well-sized rooms throughout. The apartment forms part of a well-maintained block and offers comfortable living in a convenient location.

## Additional Information

Household Income to be considered for referencing: £21,000+

Rental Amount: £675

Deposit: £778 x5 weeks

0% Deposit Option Available

Please note: Applicants must have no active CCJs or IVAs to meet referencing criteria. Unfortunately, applications that do not meet these standards may result in an unsuccessful reference check and forfeiture of the holding deposit.

Type of home: Flat/Apartment

EPC Rating: D

Council tax band: Pending

Borough: Rhondda Cynon Taff

## Local Area

The property is located within an established residential area, offering convenient

access to local shops, services, and everyday amenities. The surrounding area provides a practical and comfortable setting for day-to-day living.

## Transport Links

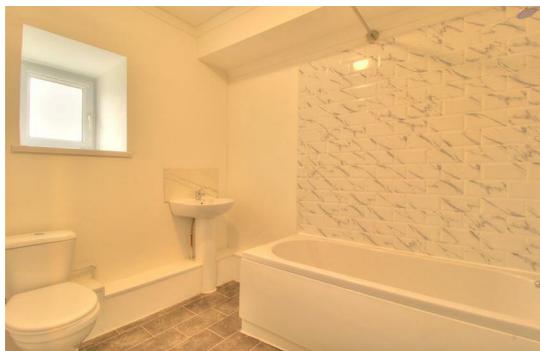
Good transport links are available nearby, with regular public transport services and accessible road connections providing straightforward travel to surrounding areas and town centres.

## Education

A range of primary and secondary schools are located within the wider area, along with further education facilities accessible via short journeys.

# The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



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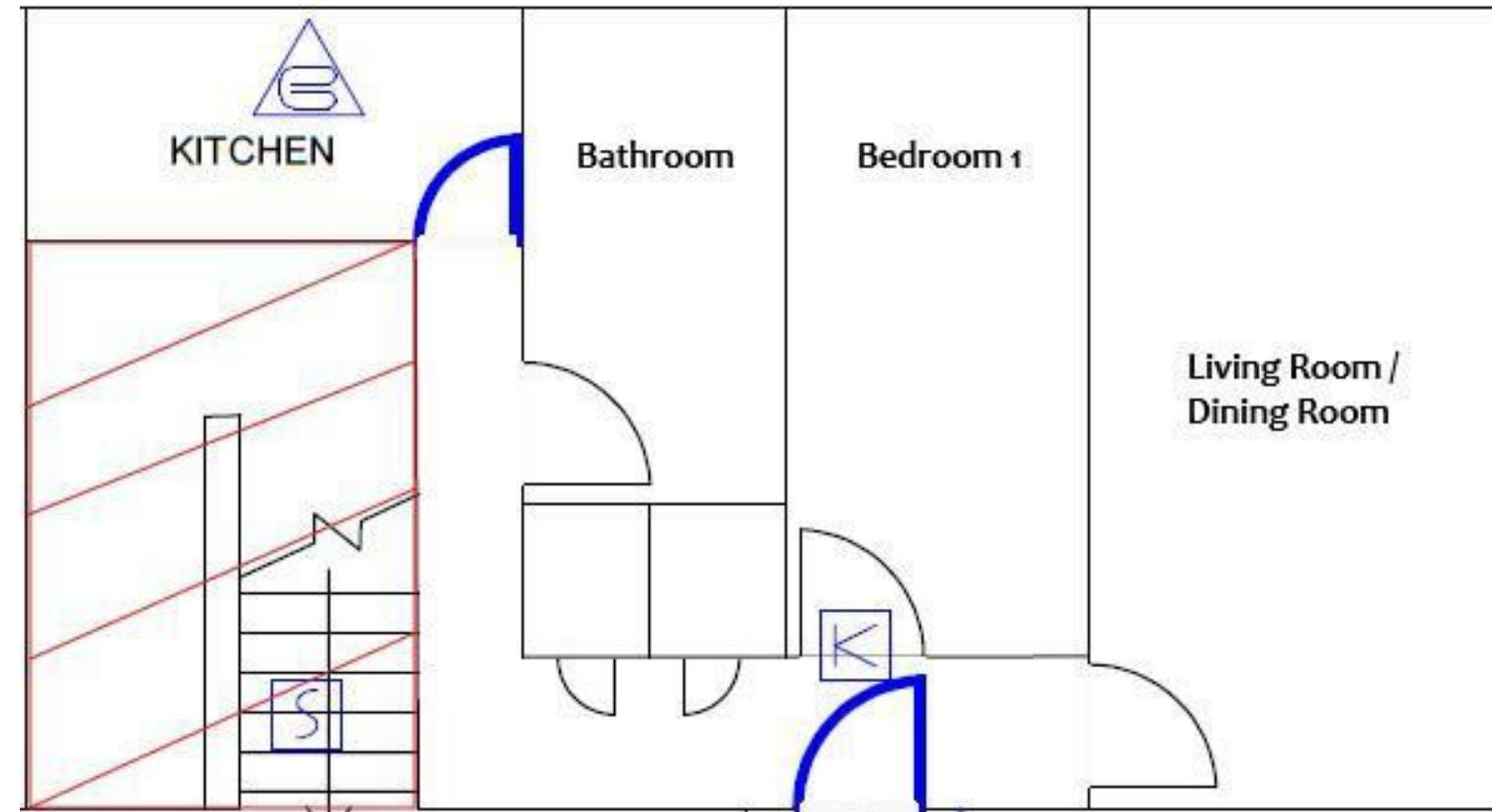
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# The Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

