

# The Overview

Property Name:  
**Office Stree, Porth**

Price:  
**£675 Per Calendar Month**

Qualifier:  
**Per Calendar Month**



## The Bullet Points

- Available Now
- Separate fitted kitchen
- Double bedroom
- Neutral décor throughout
- Well-planned internal layout
- One-bedroom apartment
- Spacious living/dining room
- Modern bathroom suite
- Electric heating
- Located within a small residential block



# The Main Text

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

Flat 3 is a well-proportioned one-bedroom apartment in a small residential block, offering clean, modern accommodation throughout and finished in neutral tones.

The property is accessed via a central hallway providing access to all rooms. The living and dining room is a generous space that comfortably accommodates both lounge and dining furniture and benefits from neutral décor and good natural light. The separate fitted kitchen, positioned off the living space, offers a range of wall and base units with worktop surfaces, creating a practical and functional cooking area.

The bedroom is a well-sized double, finished with neutral décor and fitted carpeting. The bathroom is modern in style and comprises a white suite including a bath with a shower over, a wash hand basin, and a WC, with tiled finishes for ease of maintenance.

Overall, Flat 3 offers a sensible, efficient layout, making it ideal for professional occupants, first-time buyers, or buy-to-let investors seeking a low-maintenance apartment 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: C

Council tax band: Pending

Borough: Rhondda Cynon Taff

## Local Area

Situated within an established residential area, the property benefits from access to a range of local amenities, including shops, services, and everyday conveniences, making it a practical location for day-to-day living.

## Transport Links

The area offers good transport links, with nearby roads providing access to surrounding towns and city centres. Public transport services operate locally, supporting regular commuting and travel.

## Education

A range of primary and secondary schools is available in the broader 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.



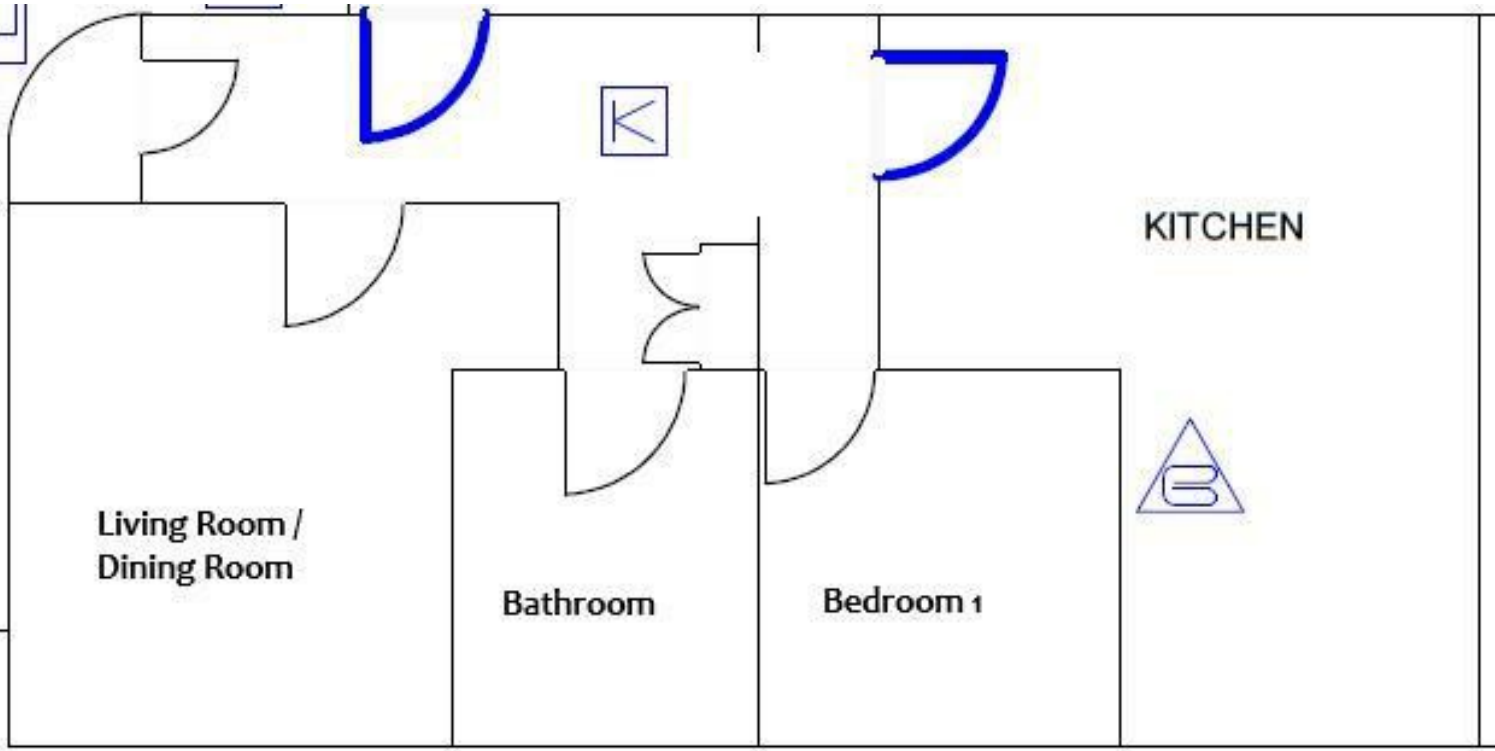
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# The Floorplan



Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 70                         | 79        |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

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