



TO LET
£1,200 Per Calendar Month

| KELSTON ROAD | CARDIFF | CF14 2AJ



THE PROPERTY

****SPACIOUS FLAT IN THE HEART OF WHITCHURCH**** Hern & Crabtree are delighted to present this lovely two bedroom flat located just off Whitchurch Village. This property comes unfurnished and comprises entrance hall with stairs leading up to 2 double bedrooms, lounge, bathroom and separate kitchen with white goods. Externally there is a good size roof terrace to the rear and on street parking to the front. Available at £1200pcm available immediately. Strictly Professionals Only. No Pets. EPC Rating E. Council Band C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	60
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



87 Pontcanna Street, Pontcanna, Cardiff, Cardiff, CF11 9HS
 Tel: 02920 780230 Email: lettings@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.