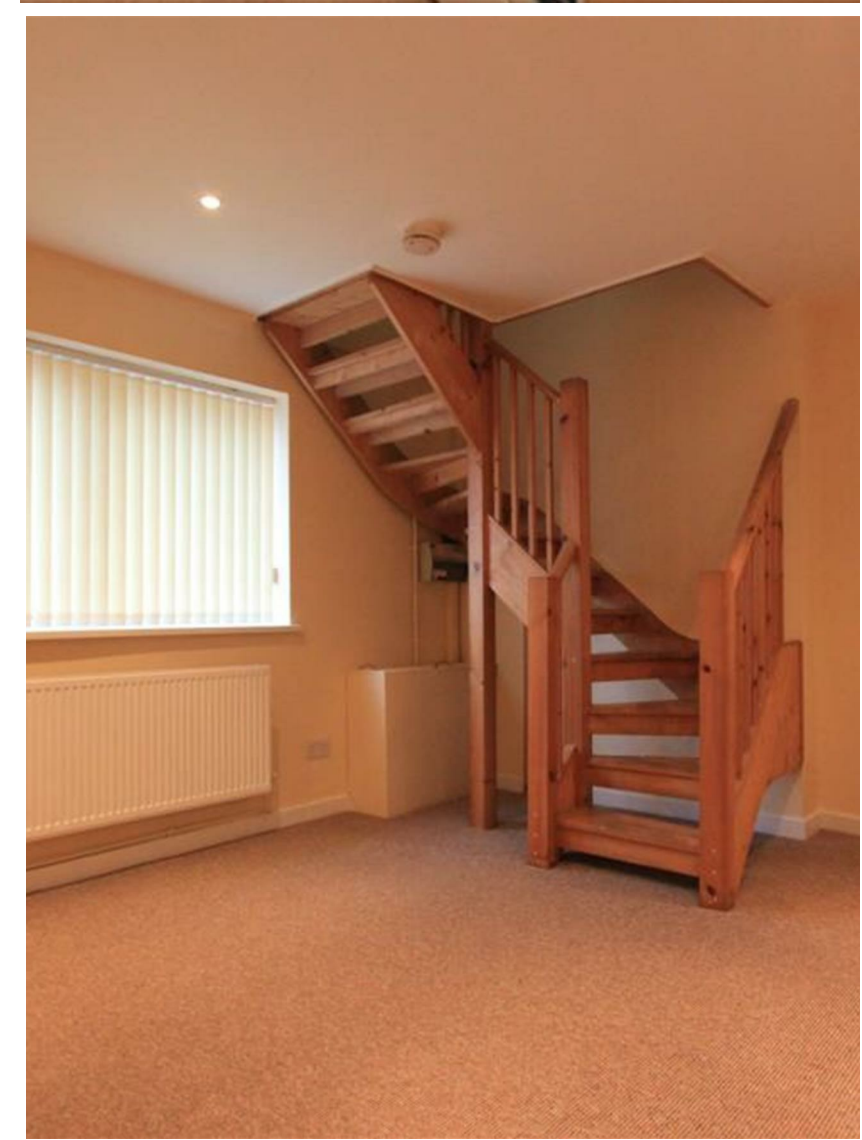


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss





JANET STREET  
SPLOTT





## JANET STREET

SPLOTT, CF24 2BG - £750 PCM

 1 Bedroom(s)  1 Bathroom(s)  371.00 sq ft

A refurbished duplex apartment in this central location, just a short walk from the City Centre. The property briefly comprises living room, kitchen, one good sized bedroom and bathroom with walk in shower. The property is available unfurnished.

EPC Rating: D  
Council Tax Band: B

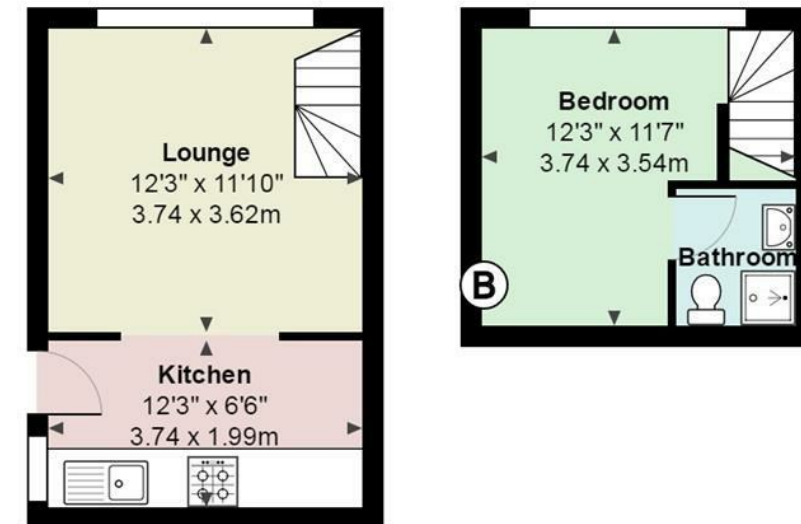
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



### PROPERTY SPECIALIST

Ms Cody Byrne  
cody@jeffreyross.co.uk  
Property Management Co-ordinator

# Janet Street, Splott



Total Area: 371 ft<sup>2</sup> ... 34.4 m<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	<b>66</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 