

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss





S P L O T T   R O A D  
S P L O T T





## SPLOTT ROAD

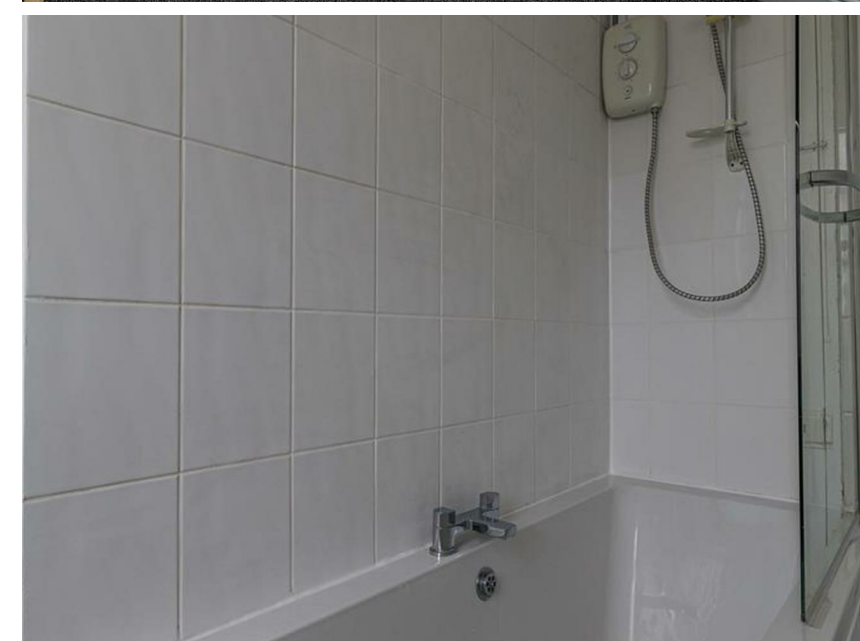
SPLOTT, CF24 2DB - £925 PER MONTH

 2 Bedroom(s)  1 Bathroom(s)  636.00 sq ft

UNFURNISHED two bedroom maisonette located close to all local amenities within Splott. Property comprises to ground floor:- Entrance hall, spacious kitchen with breakfast bar and lounge. To the first floor:- two double bedrooms and bathroom with thermostatic mixer shower over bath. Shared use of rear garden. Gas central heating. Available for immediate occupation.

EPC - D  
Council Tax - 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.



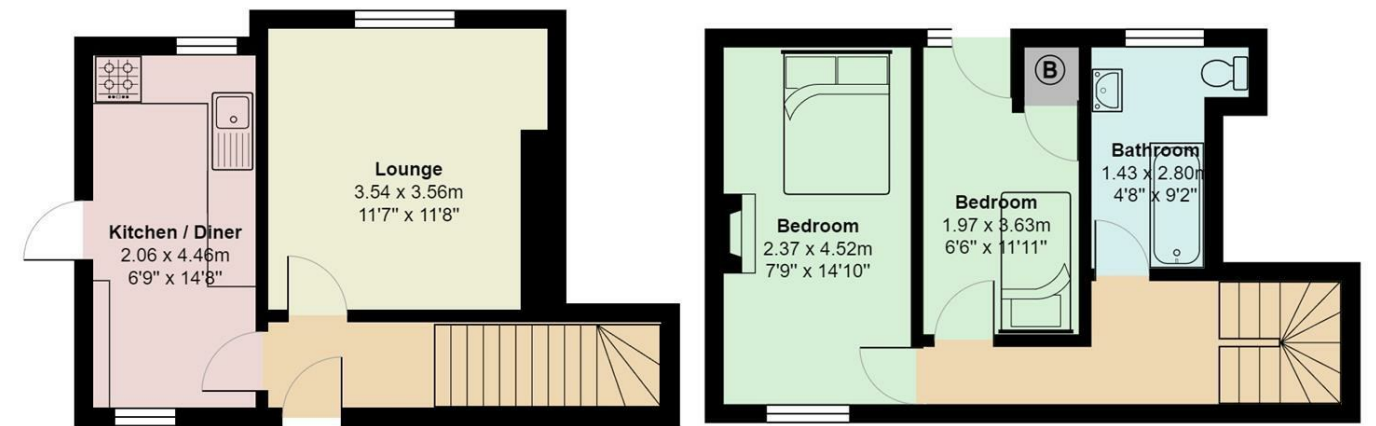
### PROPERTY SPECIALIST

Mr Rhys Carter  
rhys.carter@jeffreycross.co.uk  
Lettings





## Splott Road, Splott



Total Area: 59.1 m<sup>2</sup> ... 636 ft<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>		
(39-54) <b>E</b>	48	48
(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	