



CATHEDRAL GARDENS


PONTCANNA






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PONTCANNA, CF11 9FN - £1,400 PCM

 2 bedroom(s)

 2 bathroom(s)

 713.00 sq ft

Jeffrey Ross are pleased to welcome this 2 Bedroom First Floor Apartment in the New Cathedral Gardens Development. Within walking distance to Cardiff City Centre, Sophia Gardens & Llandaff Fields

Open plan kitchen, living room. Kitchen equipped with integrated fridge freezer & dishwasher. Modern fitted bathroom with shower over the bath. Master bedroom with en-suite & second bedroom. Property comes with 1 parking space.

EPC Rating C
Council Tax Band F

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 Jodie Price

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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	









PARKING

Allocated Parking Space

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Stylish and brand new, bought as an investment but the current owners would now consider selling.

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Comments by Ms Jodie Price

First Floor

APARTMENT 03   
 67sqm / 713sqft

	ft		meters	
	W	L	W	L
Kitchen & Living	16	20	49	61
Bedroom 1	12	20	38	61
Bedroom 2	8	20	23	61



 Two Bedroom

Important Notice
 The developer and their agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

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