



WELLS STREET





## WELLS STREET

, CF11 6DW - £1,100 PCM



2 bedroom(s)



1 bathroom(s)



630.00 sq ft

Jeffrey Ross are please to markat this fantastic opportunity to rent a fantastic GARDEN flat on Wells Street, Riverside. Situated just a 15 minute walk into the City Centre, this well-located flat offers two really large bedrooms, separate fitted kitchen and good-sized lounge and a family bathroom with bath and shower overhead. The property benefits from its own private garden and is offered unfurnished. A great flat in a fantastic spot, one not to be missed. The property is offered UNFURNISHED.

COUNCIL TAX BAND of C.

EPC RATING of C.

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

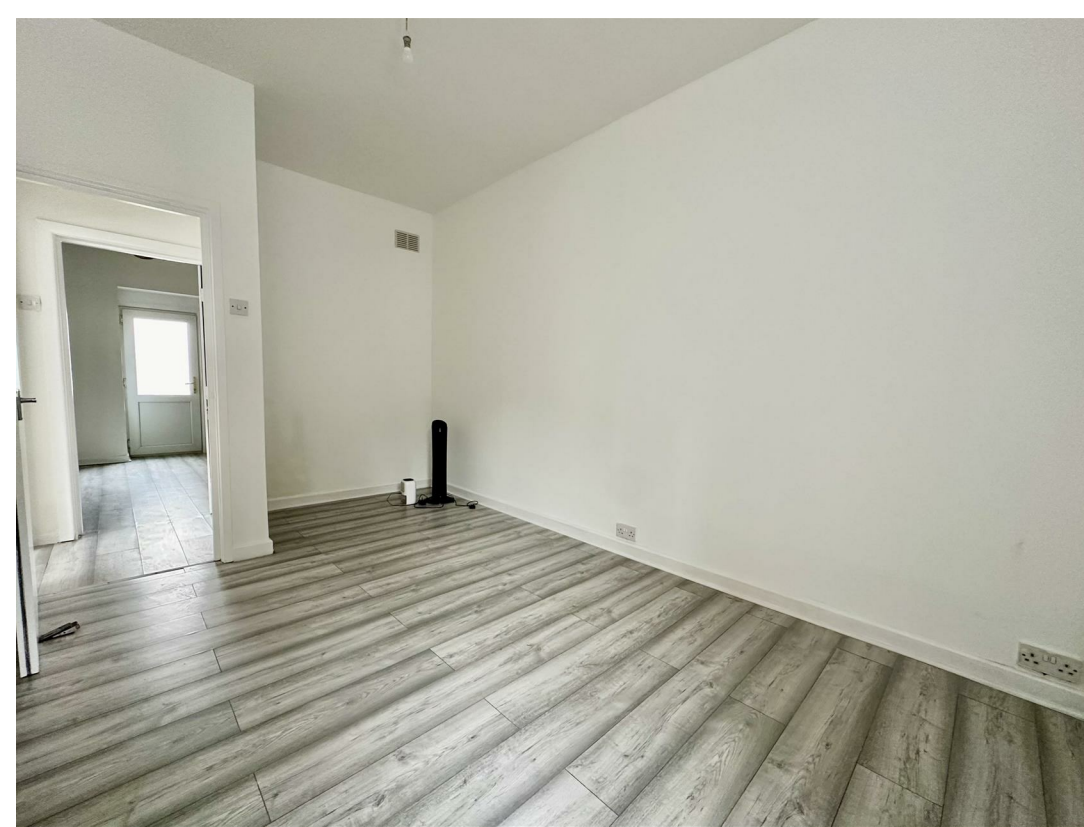
**Mr Gwyn Davies**


gwyn@jeffreypass.co.uk

Lettings Manager







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	















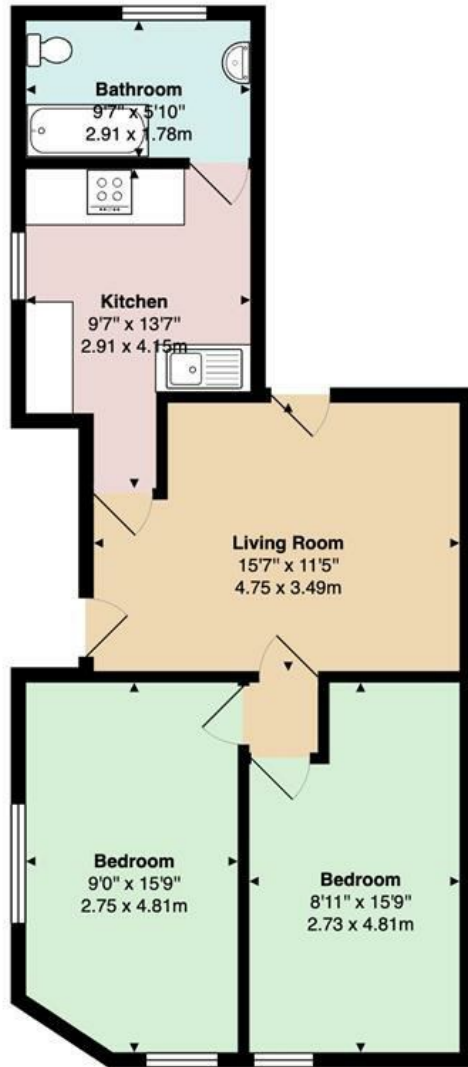




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Comments by Mr Gwyn Davies

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Wells Street

Total Area: 630 ft<sup>2</sup> ... 58.5 m<sup>2</sup>

All measurements are approximate and for display purposes only

[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross