



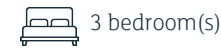
WINDWAY AVENUE





## WINDWAY AVENUE

, CF5 1AP - £1,200 PCM



3 bedroom(s)



1 bathroom(s)



997.00 sq ft

A three bedroom mid-terraced house located in this popular location. The property is situated within short walk of Victoria Park and a multitude of shops and restaurants of Canton. The property comprises of two receptions, fitted kitchen/diner, two large double bedrooms and one single bedroom, family bathroom and shower. The property further benefits a large, pretty rear garden and gas central heating. The property is available unfurnished.

Video Tour Available (July 2020): <https://www.youtube.com/watch?v=O3dHvPrK5Cc>

Council Tax Band: E

EPC Rating: 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**


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Lettings Manager







| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   | <b>85</b> |
| (69-80) <b>C</b>                            | <b>69</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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Windway Avenue

Total Area: 997 ft<sup>2</sup> ... 92.6 m<sup>2</sup>

All measurements are approximate and for display purposes only

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Jeffrey Ross