



CATHEDRAL ROAD

PONTCANNA







## CATHEDRAL ROAD

PONTCANNA, CF11 9PH - £1,200 PCM



2 bedroom(s)



1 bathroom(s)



sq ft

Jeffrey Ross are pleased to market this top floor apartment in this stylish Victorian villa. Ideally located in the centre of Pontcanna on the ever popular Cathedral Road within walking distance of cafes, bars, restaurants and other amenities. The accommodation comprises of large bay fronted lounge/diner, fully fitted kitchen, bathroom with overhead shower and two good size bedrooms. The property is available furnished and is a MUST SEE!

EPC Rating: B

Council Tax Band: E

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

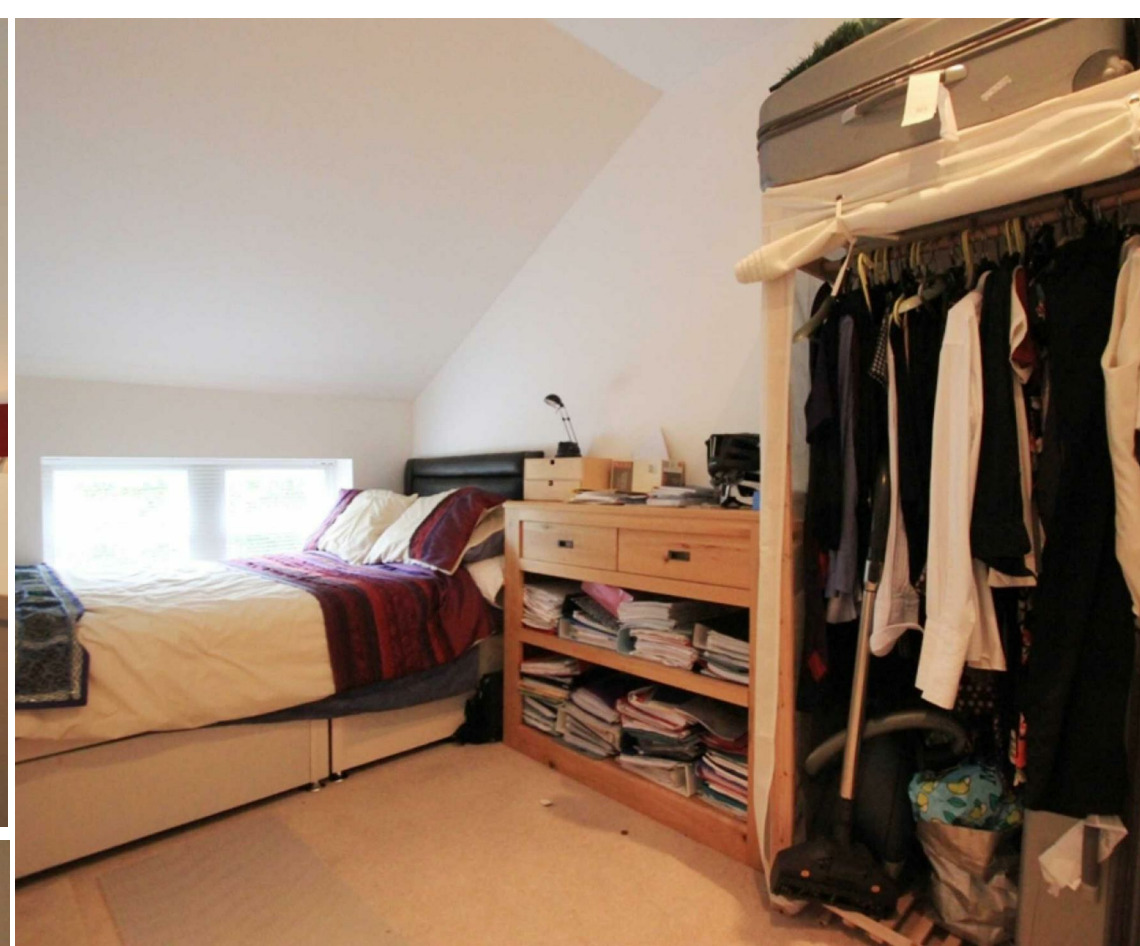
**Ms Jodie Price**


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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 Ms Jodie Price

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Jeffrey Ross