

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



SEVERN ROAD  
CANTON



# SEVERN ROAD

CANTON, CF11 9FE - £1,200 PCM PCM

2 bedroom(s) 1 bathroom(s) 688.00 sq ft

A stylish two bedroom open-plan, modern and homely flat within a short walk of Canton and Pontcanna and offering off-road parking for one vehicle. This first floor apartment comprises of 2 double bedrooms, family bathroom, large open-plan kitchen and living area. The property further boasts large balcony. Available furnished and a viewing would be highly recommended.

EPC RATING of C  
Council Tax Band: D

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>77</b>	<b>82</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		
England & Wales		EU Directive 2002/91/EC

PROPERTY SPECIALIST

Mr Gwyn Davies  
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Lettings Manager



Amberley House  
Total Area: 688 ft<sup>2</sup> ... 63.9 m<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only