



LEWIS STREET





## LEWIS STREET , CF11 6JY - £895 PCM

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

**\*\*STUNNING FURNISHED ONE BEDROOM APARTMENT\*\*** We at Jeffrey Ross are delighted to bring this immaculate 1 bedroom apartment to the market for rent. The apartment is located just off Cowbridge Road East in the ever popular W2 building just minutes from the City Centre and all the Cafes, Bars, and shops of Cowbridge Road East. The property comprises of an entrance hallway leading to a storage cupboard with a washing machine, spacious double bedroom with built in wardrobes, large modern bathroom with bath-shower and last but not least the kitchen / living area which is very well furnished with integrated appliances such as fridge-freezer, dishwasher and electric oven and hob. the living area further benefits from large windows and bi-folding doors with Juliet balcony looking over Canton with views of Cardiff City Stadium. The property comes furnished. FLOORPLAN AVAILABLE

EPC Rating: C  
Council Tax Band: C

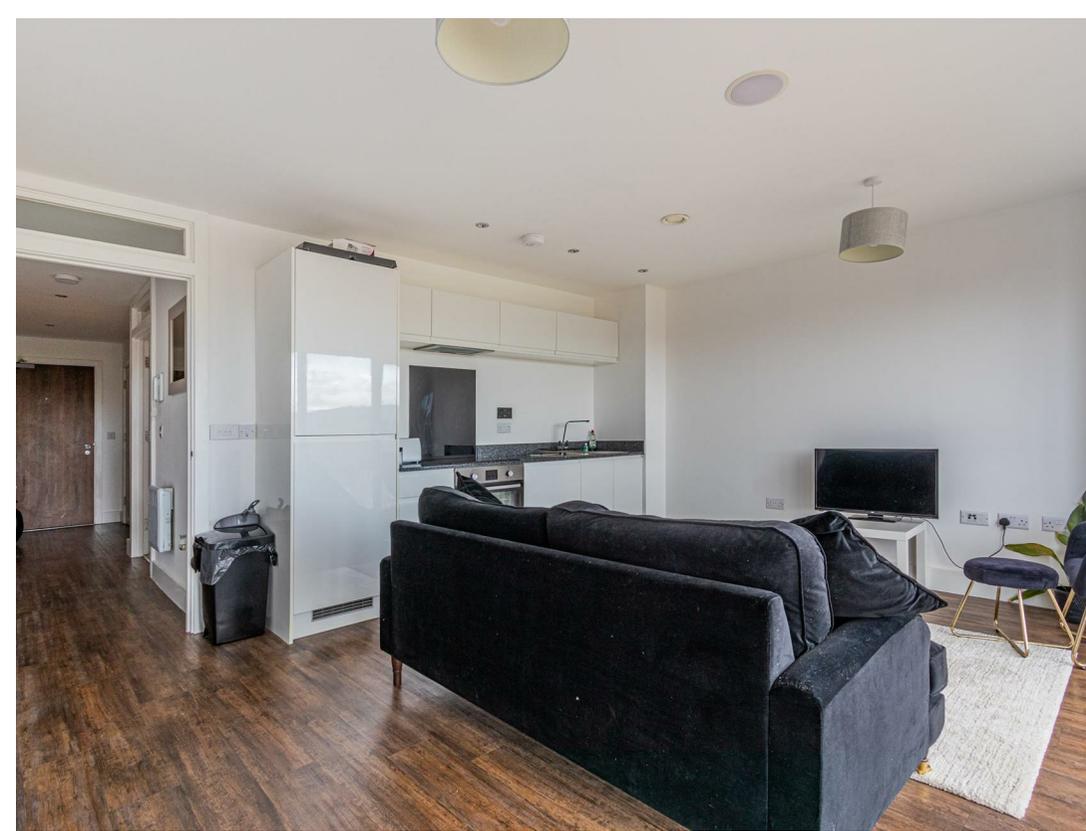
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or 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 Ryan Evans**  
ryan@jeffreycross.co.uk

Administrator



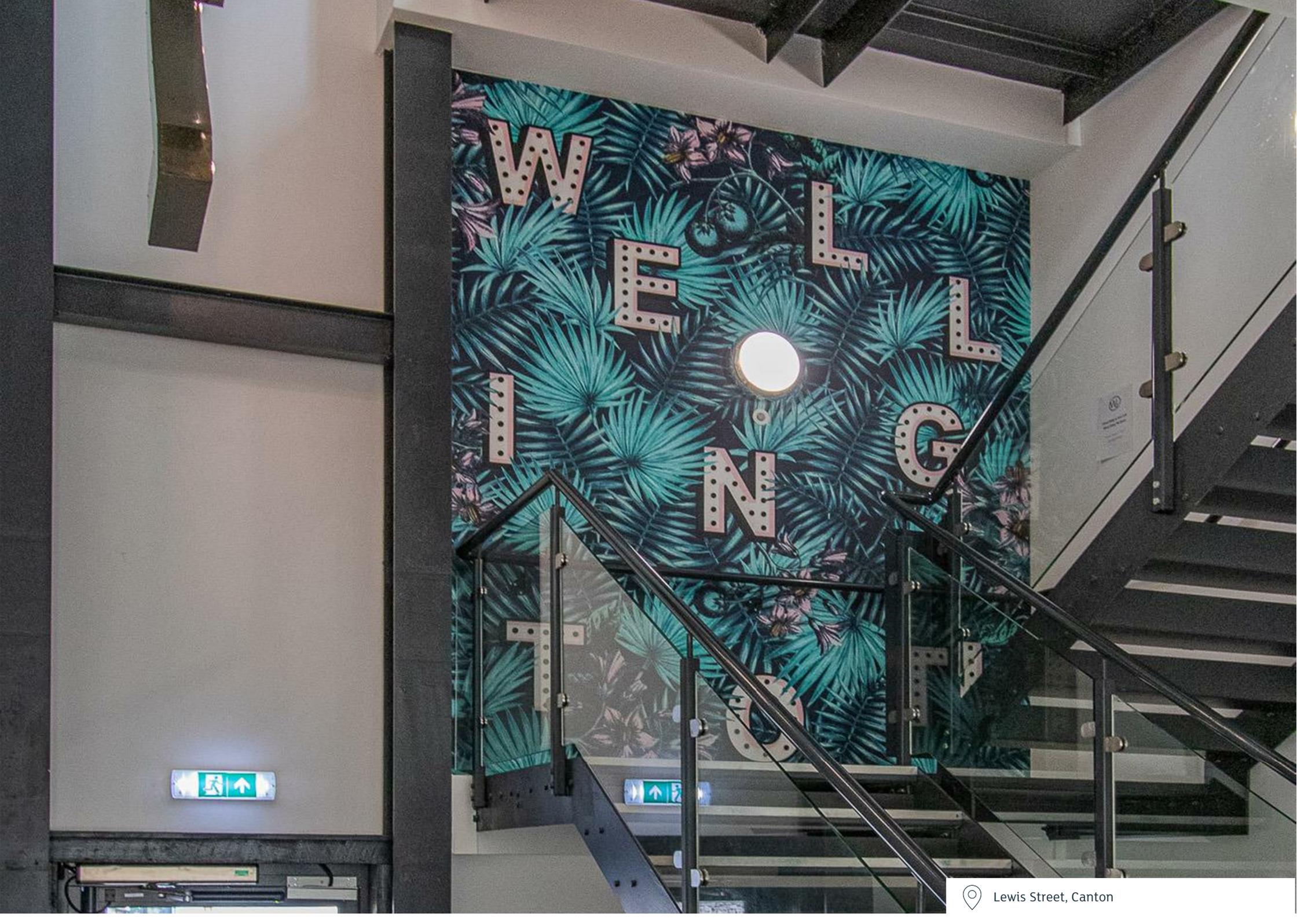


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

















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Comments by Mr Ryan Evans

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Wellington House,

Total Area: 43.6 m<sup>2</sup> ... 469 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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

Jeffrey Ross