

# Bessborough Drive

2 Bedroom - Cardiff - CF11 8NE - £1,050 PCM



Total Area: 694 ft² ... 64.5 m²

All measurements are approximate and for display purposes only



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(35-48) <b>D</b>		
(29-34) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	







On offer for rent here is a charming home in a popular borough of Grangetown - just off Virgil Street. A fairly modern estate, this two bedroom property briefly comprises; large lounge with open staircase. Rear and modern kitchen with electric hob, gas boiler and space for a dining table. To the rear of the property is a fair-sized and neatly-kept garden with grassed area, patio, shed and access to the garage. Upstairs are two double bedrooms, both are a good size along with a family bathroom with a large walk-in shower. The property further benefits off-road parking, double glazing and in being just a 15 minute walk to the City Centre.

EPC RATING of C.  
COUNCIL TAX BAND of 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.

694.00 sq ft

£1,050 PCM