



COWBRIDGE ROAD EAST







## COWBRIDGE ROAD EAST

, CF5 1BJ - £1,200 PCM



2 bedroom(s)



1 bathroom(s)



888.00 sq ft

Jeffrey Ross are pleased to market this newly decorated two bedroom maisonette on Cowbridge Road East. Ideally located with Victoria Park and the bars, cafes, restaurants of Cowbridge road East quite literally on your doorstep. This maisonette briefly comprises of entrance hallway, spacious open-plan living room / kitchen with appliances included and further benefitting from bay fronted and south facing windows, WC, double bedroom with en-suite with walking shower and last but certainly not least a spacious loft conversion. The property benefits from Gas Central Heating and is offered Unfurnished. A MUST SEE! FLOOR PLAN NOW AVAILABLE!

EPC Rating: D

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 Gwyn Davies**

gwyn@jeffreycross.co.uk

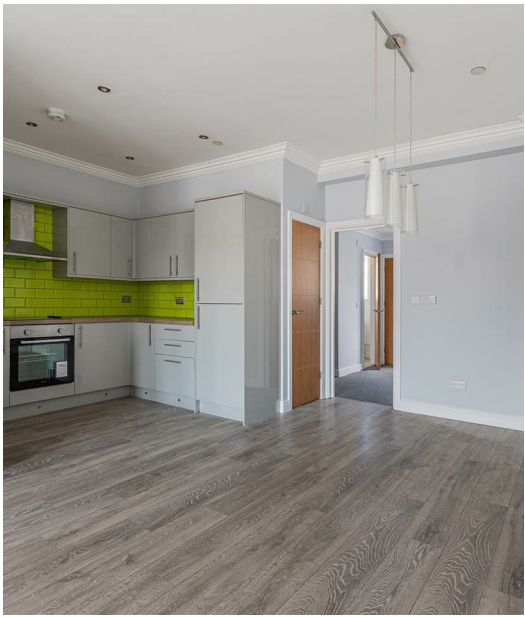
Lettings Manager












### 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>	<b>63</b>	<b>69</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 	

































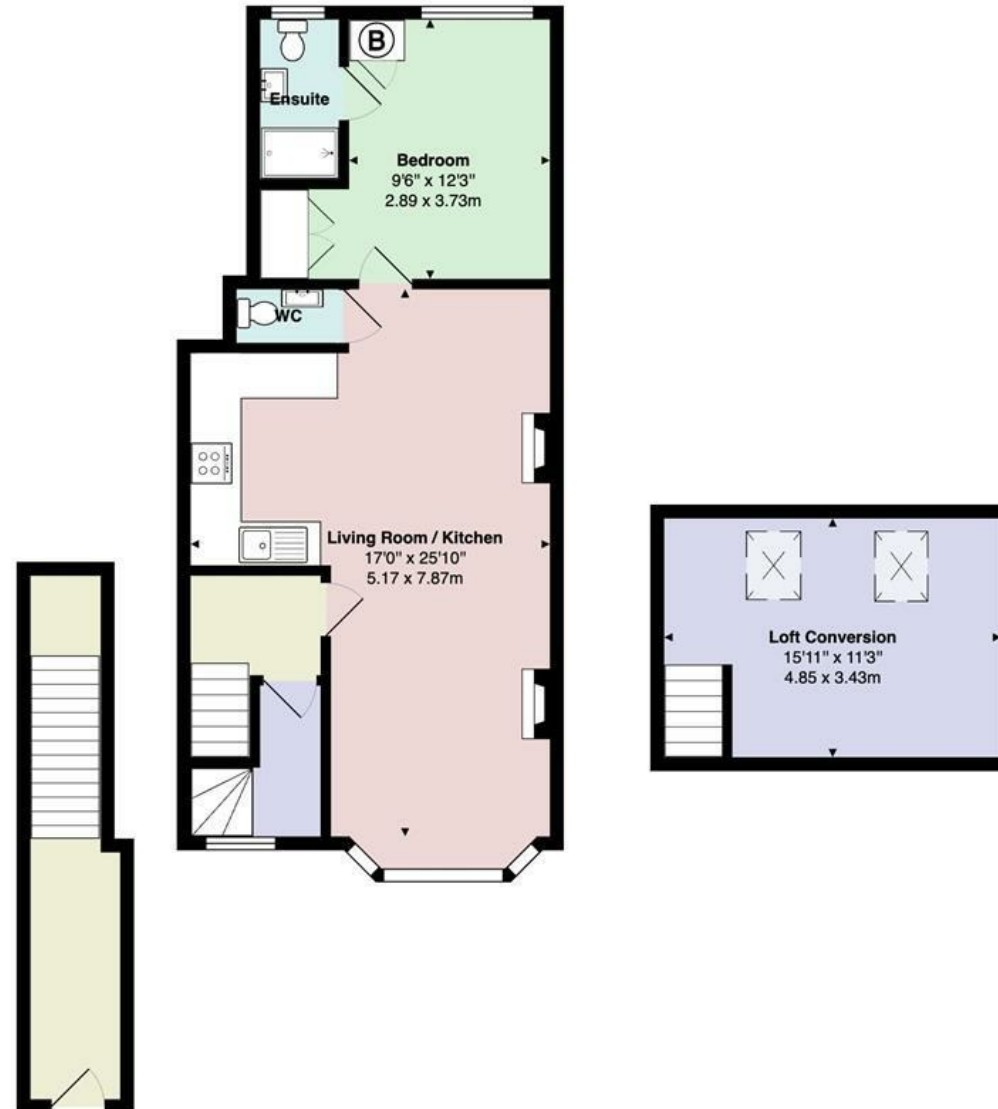


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Comments by Mr Gwyn Davies

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456a Cowbridge Road East

Total Area: 888 ft² ... 82.5 m²

All measurements are approximate and for display purposes only



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

Jeffrey Ross