



TALBOT STREET

PONTCANNA





TALBOT STREET

PONTCANNA, CF11 9BW - £1,500 PCM



2 bedroom(s)



1 bathroom(s)



883.86 sq ft

Jeffrey Ross are pleased to market this two bedroom maisonette on the ever popular Talbot Street in Pontcanna. The property is ideally located just off Cathedral Road and it's amenities whilst also being a mere 10 minutes from the City Centre. The property benefiting from its own entrance this maisonette briefly comprises of a modern fitted kitchen with built in appliances and breakfast bar and a large living/dining area with bay fronted windows. To the first floor the property further comprises from a spacious landing, a double bedroom that would work perfectly as a home office, master bedroom with direct access to the Jack & Gill bathroom with bath and shower overhead. The property further benefits from off-road parking and is offered UNFURNISHED.

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 Gwyn Davies

gwyn@jeffreycross.co.uk


Lettings Manager







Energy Efficiency Rating

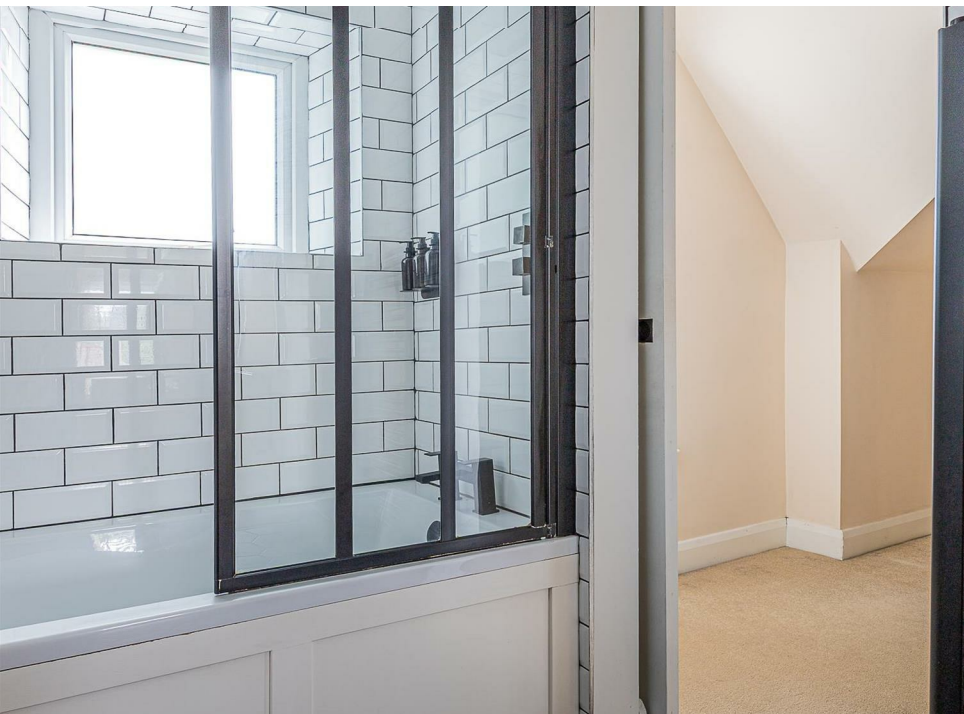
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	











HALL

KITCHEN

5.36m x 3.78m (17'7 x 12'5)

LIVING ROOM

5.21m x 4.78m (17'1 x 15'8)

LANDING

BEDROOM

3.33m x 3.48m (10'11 x 11'5)

BEDROOM

3.33m x 4.22m (10'11 x 13'10)

BATHROOM

1.80m x 3.02m (5'11 x 9'11)

TENURE

We are informed by our client that the property is leasehold, this is to be confirmed by your legal advisor.

COUNCIL TAX

Band C

CHARGES

Peppercorn ground rent
Annual Building insurance
Building maintenance split 50/50 as and when needed.

LEASE DEATILS,

Approx 156 years remaining on the lease

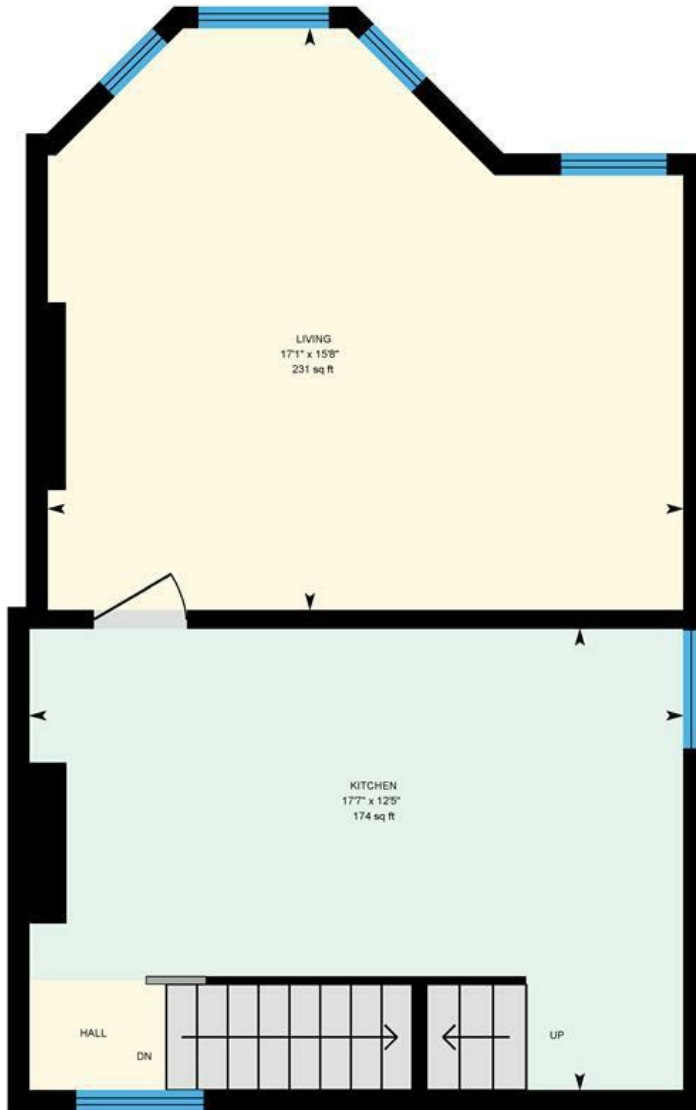
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Comments by Mr Gwyn Davies

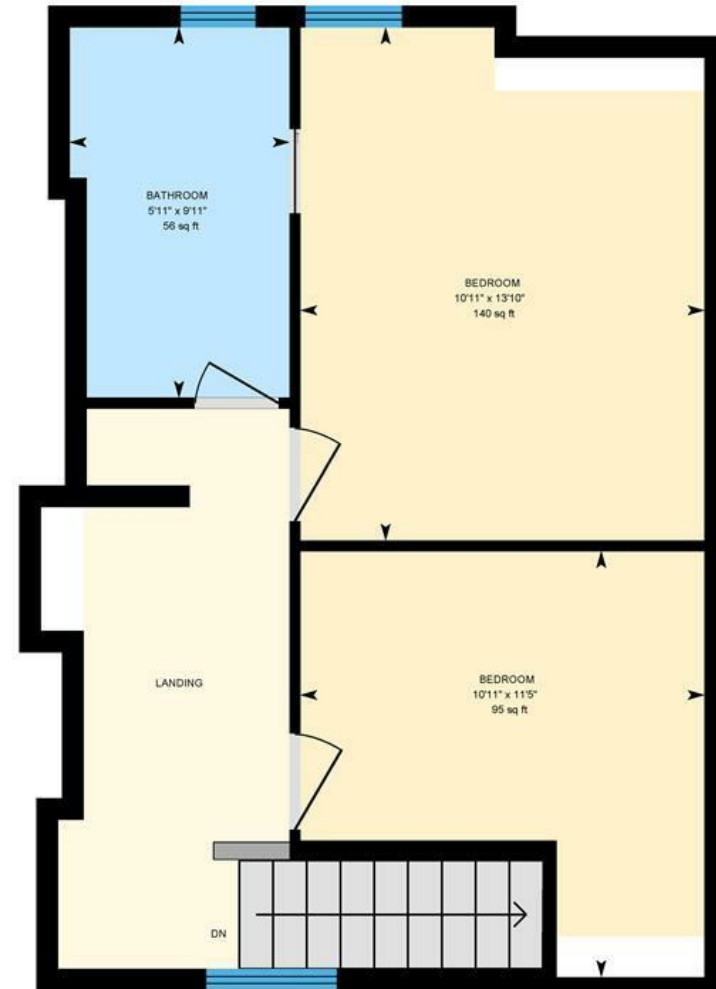
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Talbot St, Pontcanna, CRF

Main Building: Total Interior Area 883.86 sq ft



1st Floor Duplex



2nd Floor Duplex



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

www.jeffreyross.co.uk

Jeffrey Ross