



KINGS ROAD
PONTCANNA





KINGS ROAD

PONTCANNA, CF11 9DF - £1,350 PCM



2 bedroom(s)



2 bathroom(s)



1198.00 sq ft

Jeffrey Ross are delighted to market this ideally located, superb, two bedroom, two bathroom maisonette. Located on the corner of Kings Road & Pontcanna Street this accommodation offers superb kitchen with integrated appliances and spot-lighting. The property further offers incredibly large lounge with many windows overlooking the Pontcanna Street / Kings Road junction. The property further offers two double bedrooms, two bathroom suites and is available unfurnished.

EPC RATING: D

COUNCIL TAX BAND of B

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	75
England & Wales	EU Directive 2002/91/EC 	











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Comments by Mr Ryan Evans

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Kings Road

Total Area: 1198 ft² ... 111.3 m²

All measurements are approximate and for display purposes only

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