



CATHEDRAL ROAD

PONTCANNA









## CATHEDRAL ROAD

PONTCANNA, CF11 9LN - £1,350 PCM



1 bedroom(s)



1 bathroom(s)



507.00 sq ft

JeffreyRoss are delighted to offer for rent this excellent, one-bedroom, furnished apartment in Saco House, Cathedral Road - a brilliant location in the centre of Pontcanna and just a short walk to Bute Park, Sophia Gardens and the City Centre. The property offers great space making it perfect for a couple with large double bedroom and generous storage. A modern, open-plan living area is offered (with slight recessed, spacious kitchen and bathroom with shower. The property has been tastefully furnished and further benefits allocated parking for oen car. A great rental opportunity!

EPC RATING of E  
COUNCIL TAX BAND of TBC

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

**Ms Gemma Simmonite**

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Lettings Negotiator










Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>52</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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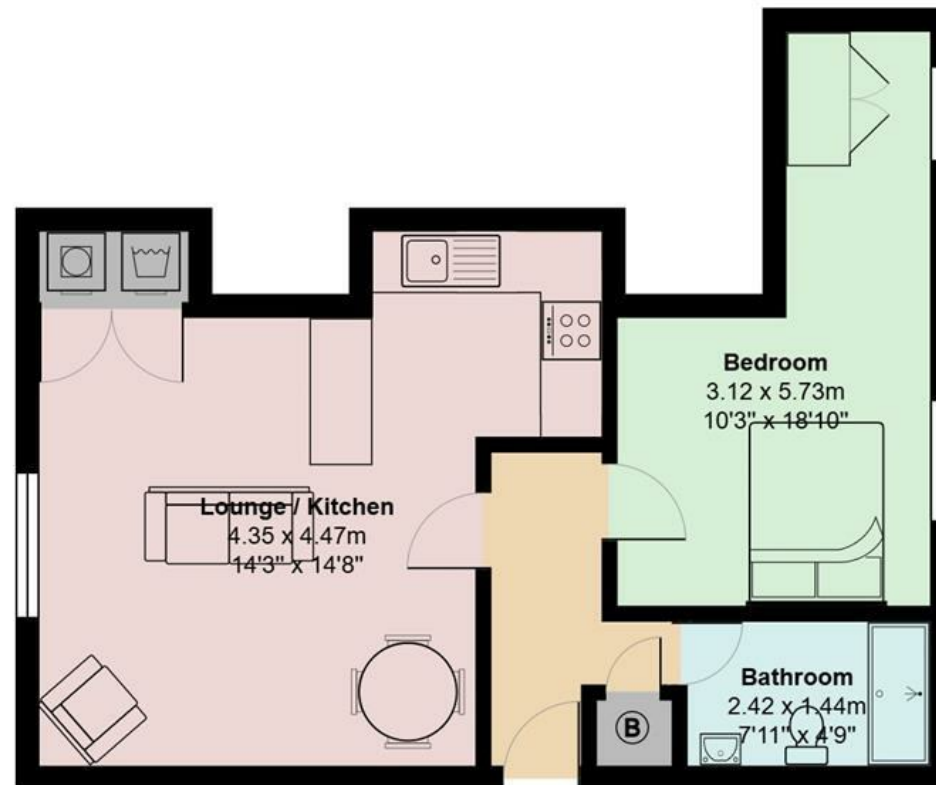
Pontcanna at its best!

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Comments by Ms Gemma Simmonite



# Cathedral Road, Pontcanna



Total Area: 47.1 m<sup>2</sup> ... 507 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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Jeffrey Ross