

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



BRIDGE STREET  
LLANDAFF



# BRIDGE STREET

LLANDAFF, CF5 2EJ - £1,500 PCM

2 bedroom(s) 2 bathroom(s) 988.00 sq ft

Jeffrey Ross are proud to offer this two double bedroom apartment within the converted Old Police Station, close to the heart of Llandaff Village. Near the Cathedral and Llandaff High Street, the apartment comprises of a large lounge and kitchen area with built in appliances, two double bedrooms, one with en-suite shower room, bathroom and has solid oak floors throughout. The apartment is unfurnished, and there is an allocated parking space. Would make the perfect home for a couple or single professional. A Must See!

EPC Rating: 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.



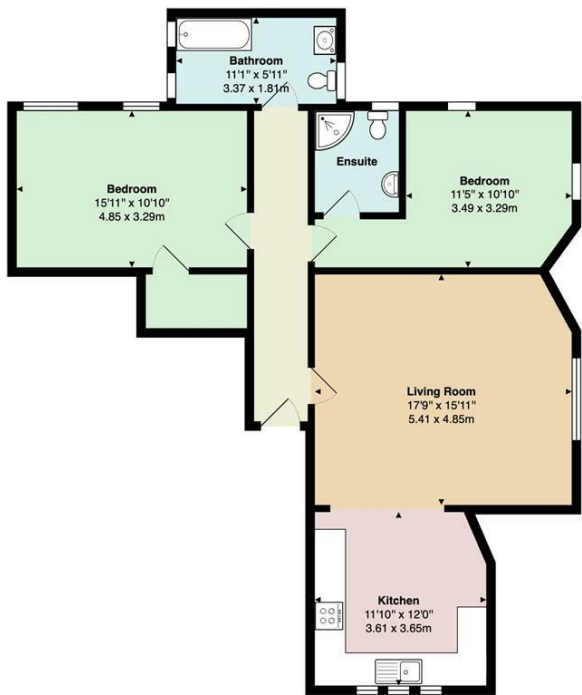
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## PROPERTY SPECIALIST

Mr Gwyn Davies  
gwyn@jeffreycross.co.uk

Lettings Manager



The Old Police Station  
Total Area: 988 ft² ... 91.7 m²  
All measurements are approximate and for display purposes only