# ROMILLY ROAD

CANTON

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## CANTON, CF5 1FN - £750 PCM

1 bedroom(s) 1 bathroom(s) sq ft

JeffreyRoss are delighted to offer this quite superb, 7 bedroom, 7 bathroom property in the heart of Canton and within walking distance of Victoria Park and Pontcanna. Brand newly finished in 2020 this is a brilliant opportunity to rent a room in this property and benefit from the highest of quality finish, your own private bathroom and a kitchen/diner that is a wonderful area for entertaining and socialising. A rear, paved garden is also offered. With all bills included within the rent (gas, electricity, water, WiFi and council tax) the property is a superb opportunity for young professionals who want to be in such a popular area and living in such a lovely property.

Room 5 is the first-floor, middle bedroom with double bed and mattress, wardrobe, chest of drawers and a desk with chair with ensuite to the rear, slightly recessed from the room.

ALL BILLS INCLUDED. STREET PARKING. FLOOR PLAN AVAILABLE

EPC RATING of E

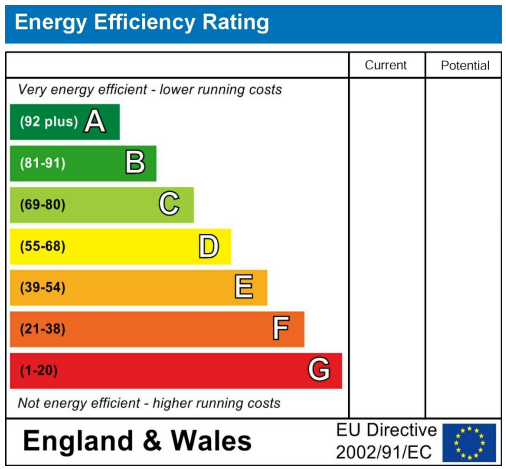
A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of
applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.


**PROPERTY SPECIALIST**

Ms Gemma Simmonite
gemma.simmonite@jeffreyross.co.uk

Lettings Negotiator

SHAVER ONLY

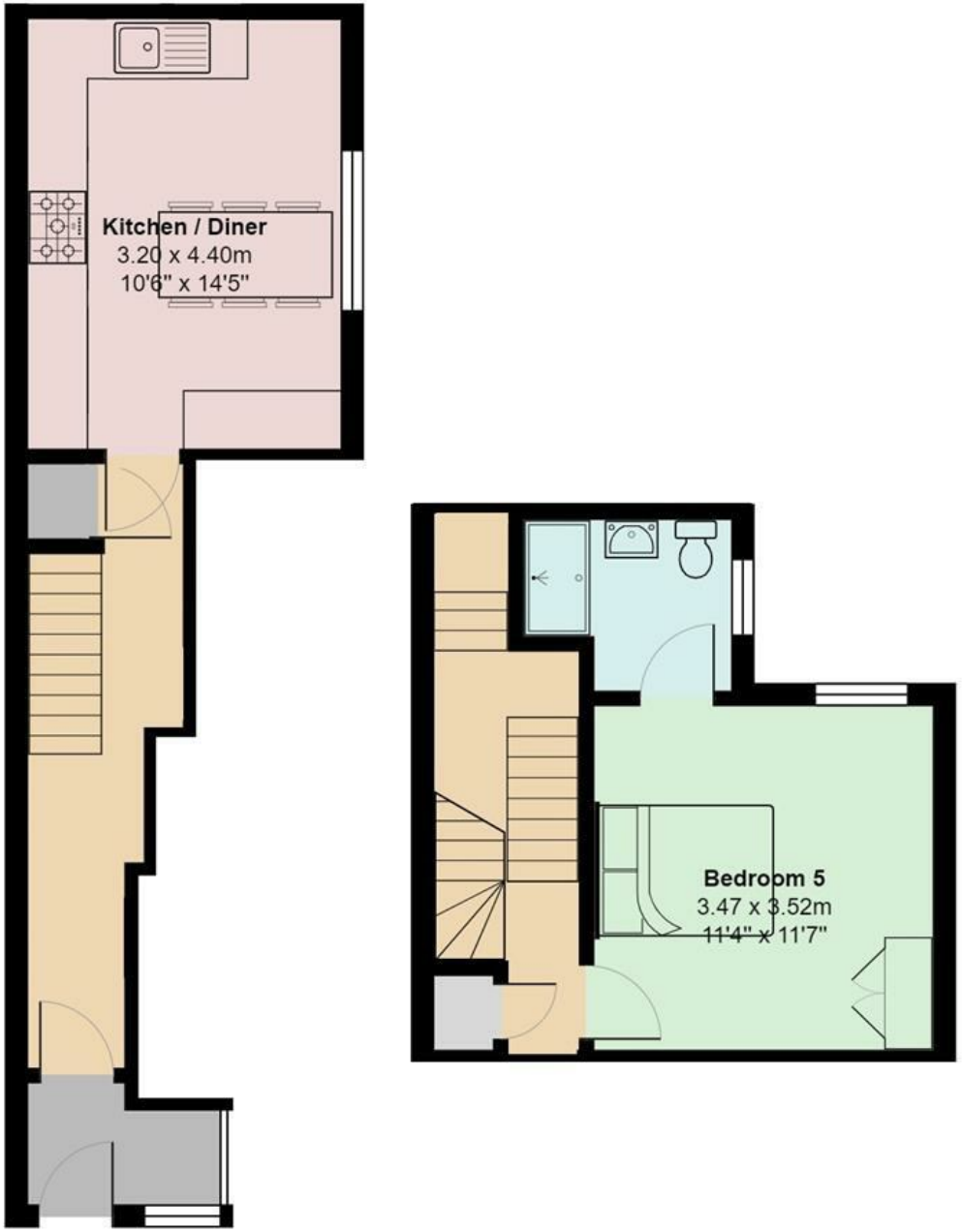

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC

Romilly Road, Canton

"All bills included in this superb room share in Canton."

Comments by Ms Gemma Simmonite

# BEDROOM 5


Kitchen / Diner
3.20 x 4.40m
10'6" x 14'5"
Bedroom 5
3.47 x 3.52m
11'4" x 11'7"

JeffreyRoss

www.jeffreyross.co.uk