SEVERN ROAD

CANTON

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CANTON, CF11 9FE - £1,150 PCM

2 bedroom(s) 1 bathroom(s) 725.00 sq ft

JeffreyRoss are delighted to offer this stylish, two bedroom, TOP-FLOOR, open-plan, modern and homely flat within a short walk of Canton and Pontcanna and offering off-road parking for one vehicle. The apartment comprises of 2 double bedrooms, family bathroom, large open-plan kitchen and living area with access onto a large balcony. Available unfurnished and a viewing would be highly recommended.

EPC RATING of D
COUNCIL TAX BAND of E

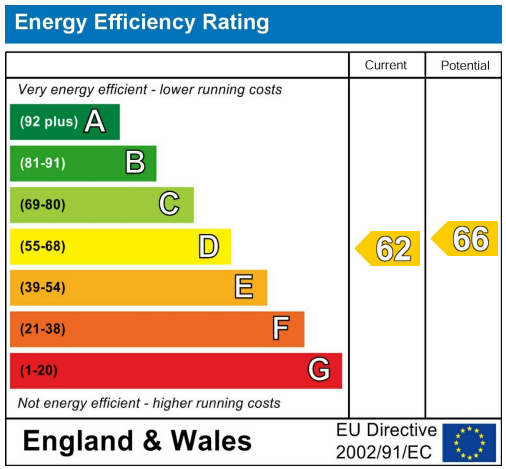
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or 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
gemma.simmonite@jeffreyross.co.uk

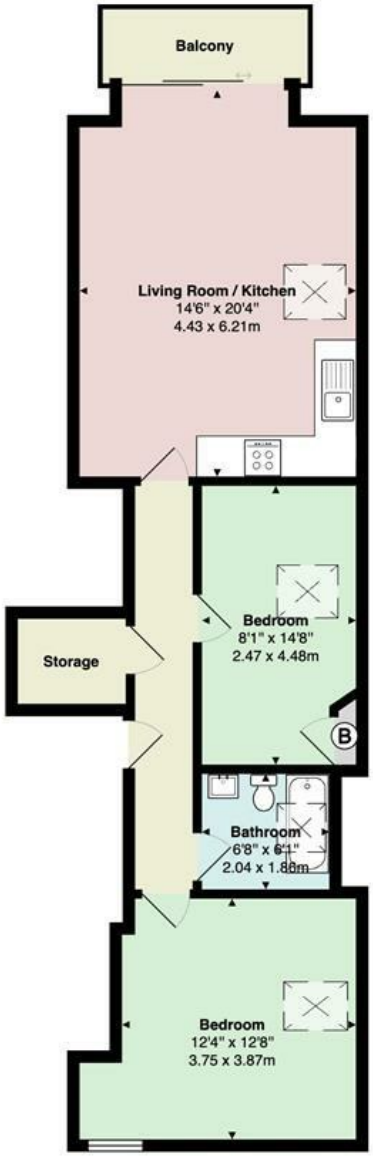
Lettings Negotiator

LAMONA


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
62
66
England & Wales
EU Directive 2002/91/EC

"Superb, two-bedroom apartment within walking distance of Canton and Pontcanna."

Comments by Ms Gemma Simmonite



Amberley House

Total Area: 725 ft² ... 67.4 m² (excluding balcony)

All measurements are approximate and for display purposes only

JeffreyRoss

www.jeffreyross.co.uk