CLOS DEWI SANT

CANTON

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CANTON, CF11 9EW - £1,300 PCM

2 bedroom(s) 1 bathroom(s) 699.00 sq ft

Jeffrey Ross are pleased to market this well presented two bedroom apartment in the ever popular Clos Dewi Sant development in Canton. Ideally located just off Cowbridge Road East and a few minutes to the City Centre and the amenities of Pontcanna's Cathedral Road. The property briefly comprises of entrance hallway with ample storage, family bathroom with bath and shower overhead, two good sized double bedrooms one of which benefiting from a built in wardrobe, spacious living room / diner and a separate kitchen with built in appliances. The property is offered fully furnished and for a 12-month stay ONLY in the form of a 6-month contract followed by a 6-month notice to vacate. The property further benefits from off-road parking and Gas Central Heating.

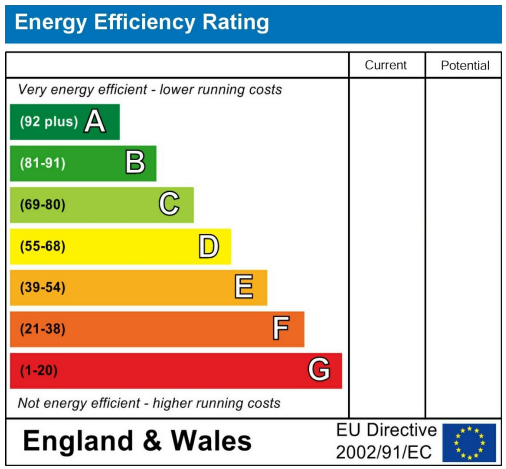
EPC Rating: Expired, new one instructed (previous rating was a C)
Council Tax Band: E

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

Mr Gwyn Davies
gwyn@jeffreyross.co.uk

Lettings Manager


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

COMPOST CADDY
AEG
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COMPETENCE

AEG
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COMPETENCE
Panasonic

Clos Dewi Sant, Canton

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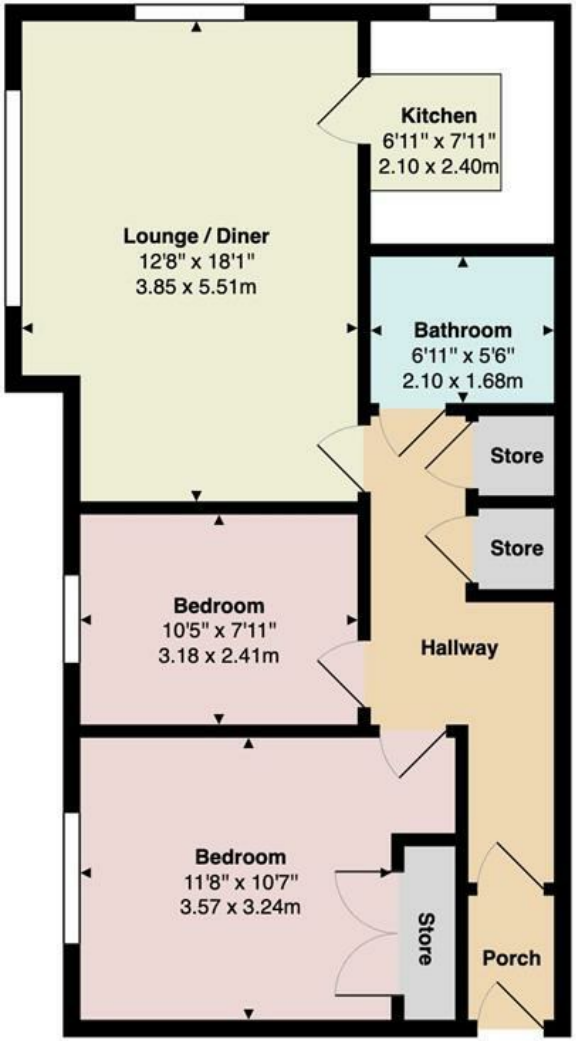
Comments by Mr Gwyn Davies



Total Area: 699 ft² ... 65.0 m²

JeffreyRoss

www.jeffreyross.co.uk