275, COWBRIDGE ROAD EAST

CANTON

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CANTON, CF5 1JB - £1,250 PCM

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

Jeffrey Ross are delighted to market this spacious 2 bedroom duplex apartment accessed through private entrance. Offered with south facing outside space to the rear of the property and private parking. Property comprises of open plan lounge/fully fitted white gloss kitchen with integrated appliances including dish washer, fridge freezer, washing machine and gas hob. Engineered Oak flooring to living area. Two double bedrooms. Full bathroom suite with shower over. The property benefits from Gas central heating.

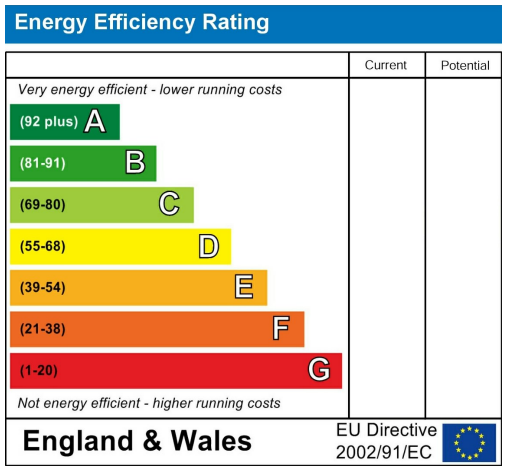
EPC RATING of C
COUNCIL TAX BAND of C

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.

PROPERTY SPECIALIST

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

Lettings Negotiator


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

L556 UCG

Cowbridge Road East, Canton

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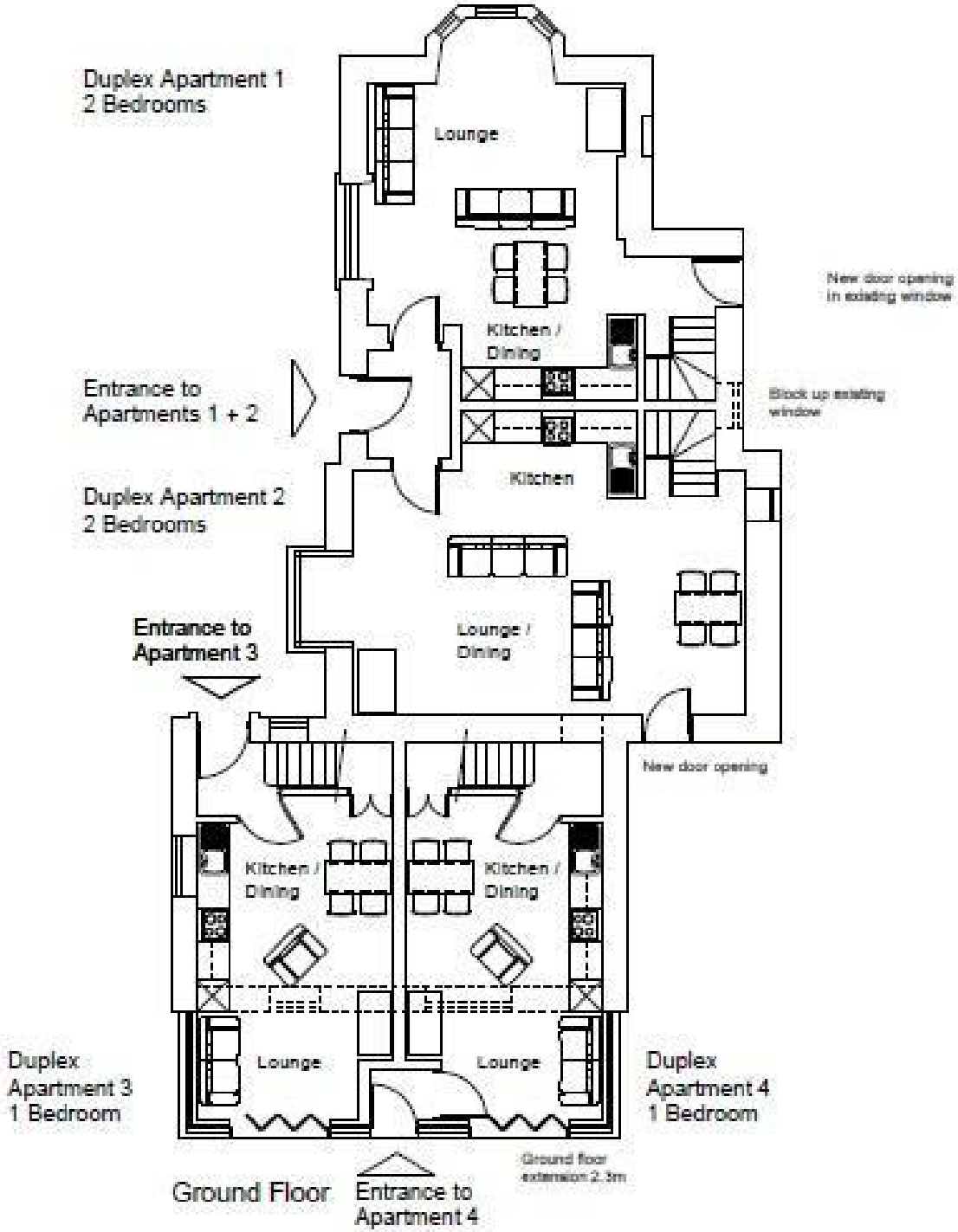
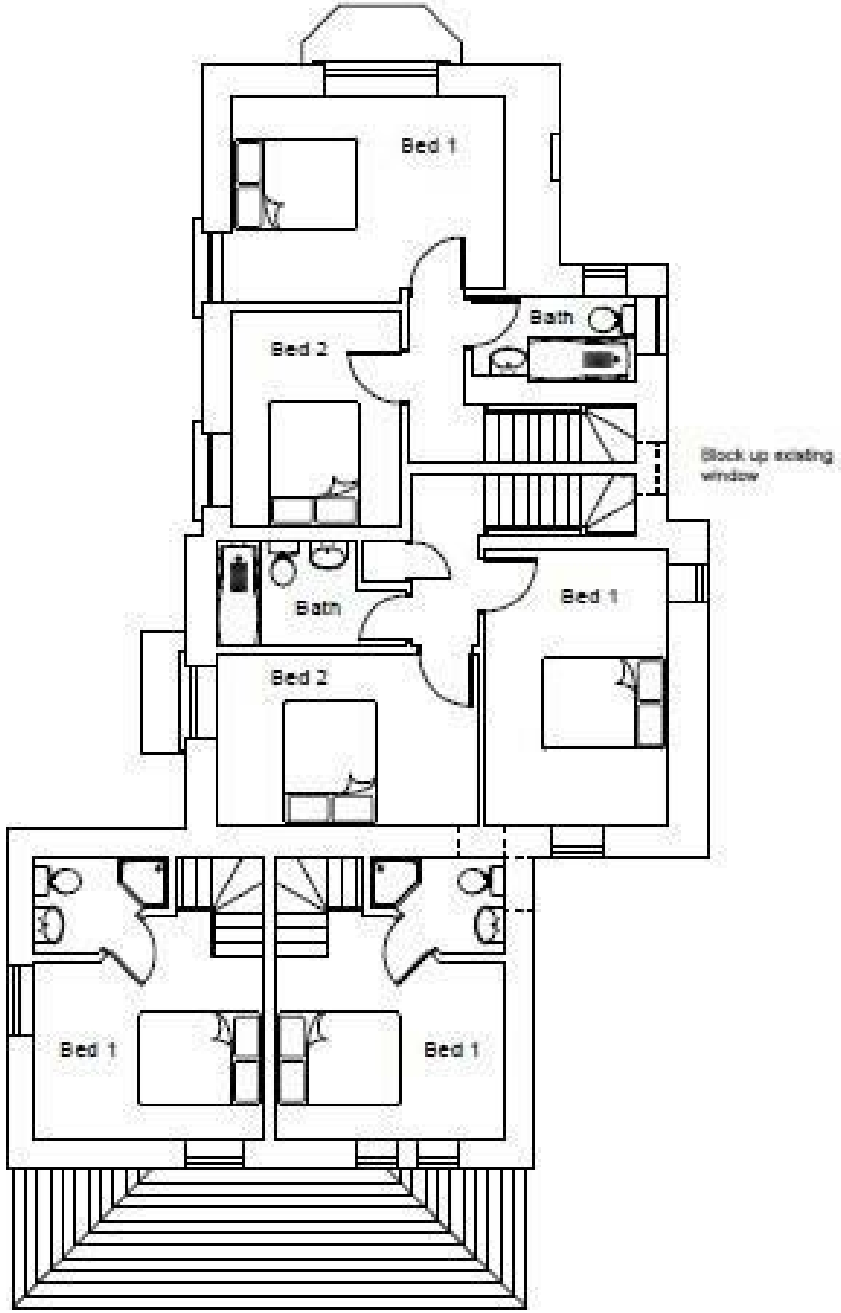
Comments by Ms Gemma Simmonite



Ground Floor



First Floor

JeffreyRoss

www.jeffreyross.co.uk