



COWBRIDGE ROAD EAST





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, CF5 1HA - £1,000 PCM

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

Jeffrey Ross are delighted to market this superbly attractive 1 double bedroom apartment with its own private entrance. Ideally located on Cowbridge Road East, located just a short walk away from Victoria Park and Thompson's Park and close to all local amenities that bustling Canton has to offer. Additionally it has a small low maintenance outside space to the rear of the property. The property comprises of an open plan lounge/fully fitted kitchen with integrated appliances including fridge freezer, washing machine, tumble dryer and gas hob and oven. Wood flooring to living area. One double bedroom. Full bathroom suite with shower over. The property benefits from Gas central heating, and is offered unfurnished.

COUNCIL TAX: B
EPC: 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@jeffreycross.co.uk

Lettings Negotiator





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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 	











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Comments by Ms Gemma Simmonite

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Jeffrey Ross