



BROOK COURT

BROOK STREET





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BROOK STREET, CF11 6NB - £795 PCM



1 bedroom(s)



1 bathroom(s)



sq ft

Jeffrey Ross are pleased to offer this purpose-built, one bedroom flat within walking distance of the City Centre. Located on Brook Street and just down from the Westgate Bridge into Cardiff City Centre (opposite the Millennium Stadium,) the property comprises of good-sized lounge, fully fitted kitchen with appliances (to include gas hob,) double bedroom and full bathroom suite with shower. The property is offered fully furnished and further benefits from allocated parking.

EPC Rating of B.
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@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		
(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

www.jeffreyross.co.uk

Jeffrey Ross