



BROOK STREET  
RIVERSIDE





## BROOK STREET

RIVERSIDE, CF11 6NB - £725 PCM



1 bedroom(s)



1 bathroom(s)



sq ft

Jeffrey Ross are pleased to offer this modern, top-floor, one bedroom flat situated within a short walk of the City Centre! Accommodation comprises of lounge-diner, fitted kitchen, double bedroom and full bathroom with shower. The property is available furnished and benefits from one allocated parking space.

EPC RATING of C.

COUNCIL TAX BAND of C.

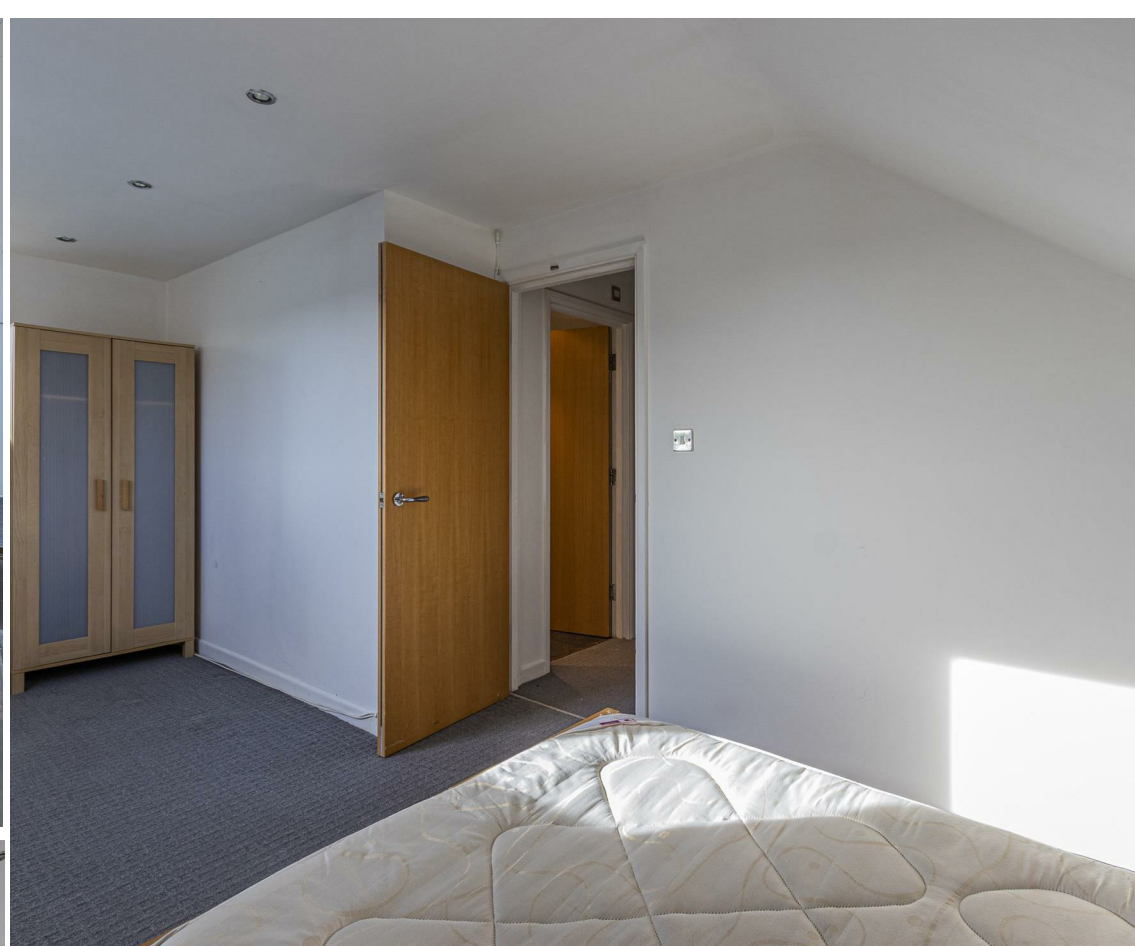
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or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

[jodie.price@jeffreyross.co.uk](mailto:jodie.price@jeffreyross.co.uk)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



















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Comments by Ms Jodie Price

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[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross