

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



KINGS ROAD
PONTCANNA

KINGS ROAD

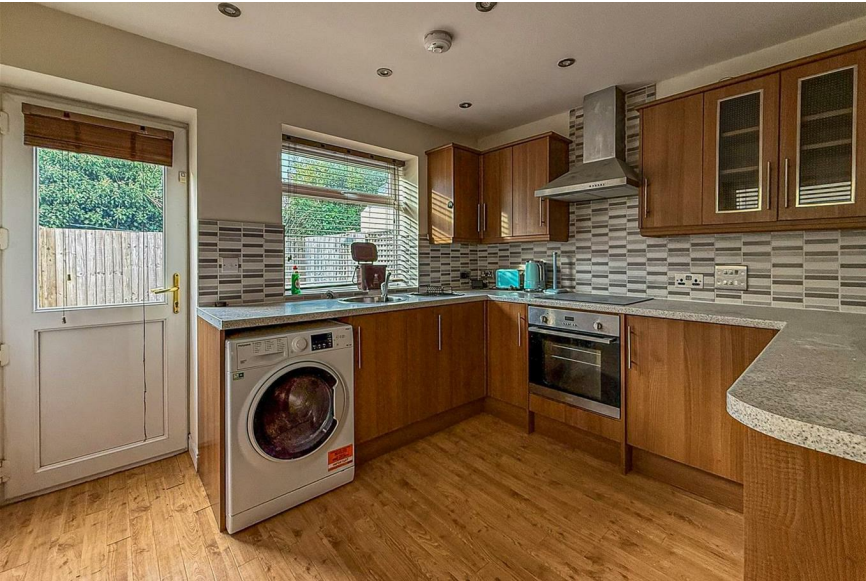
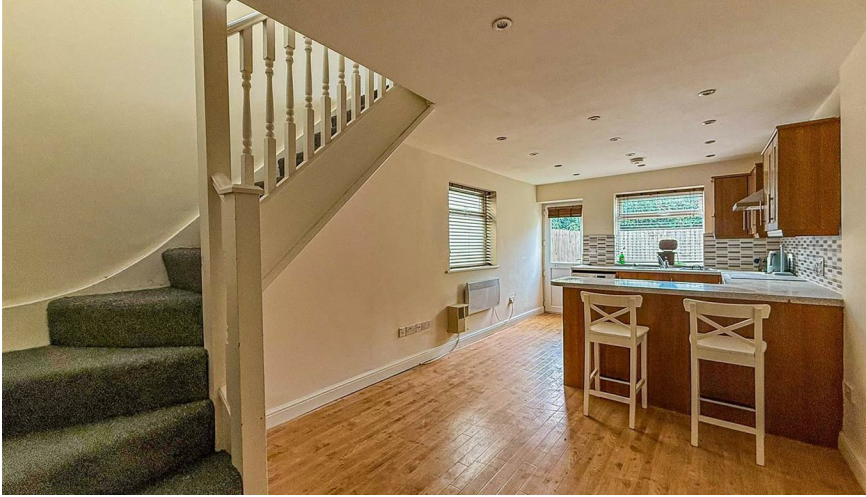
PONTCANNA, CF11 9DA - £950 PCM

1 bedroom(s) 1 bathroom(s) 453.00 sq ft

Jeffrey Ross are delighted to market this charming one bedroom duplex apartment situated within walking distance of Pontcanna & City Centre amenities. Accommodation is split over two floors and briefly comprises of large fitted kitchen, open plan with lounge/dining room leading to South West facing rear garden. To the first floor is one double bedroom and bathroom with shower. Unfurnished. Electric Heating.

EPC RATING of D
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.

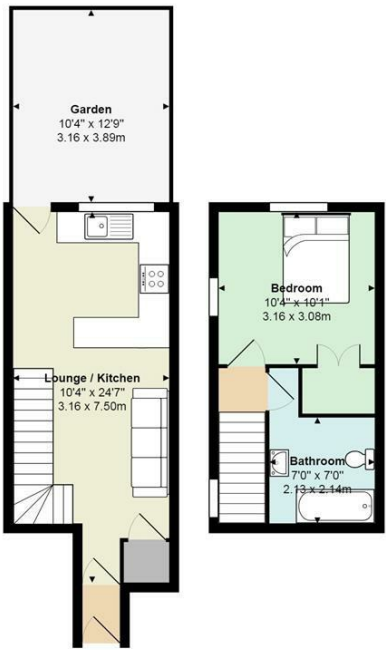


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PROPERTY SPECIALIST
Ms Gemma Simmonite
gemma.simmonite@jeffreycross.co.uk

Lettings Negotiator

Kings Road, Pontcanna



Total Area: 453 ft² ... 42.1 m² (excluding garden)
All measurements are approximate and for display purposes only