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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Oakridge*

THORNHILL

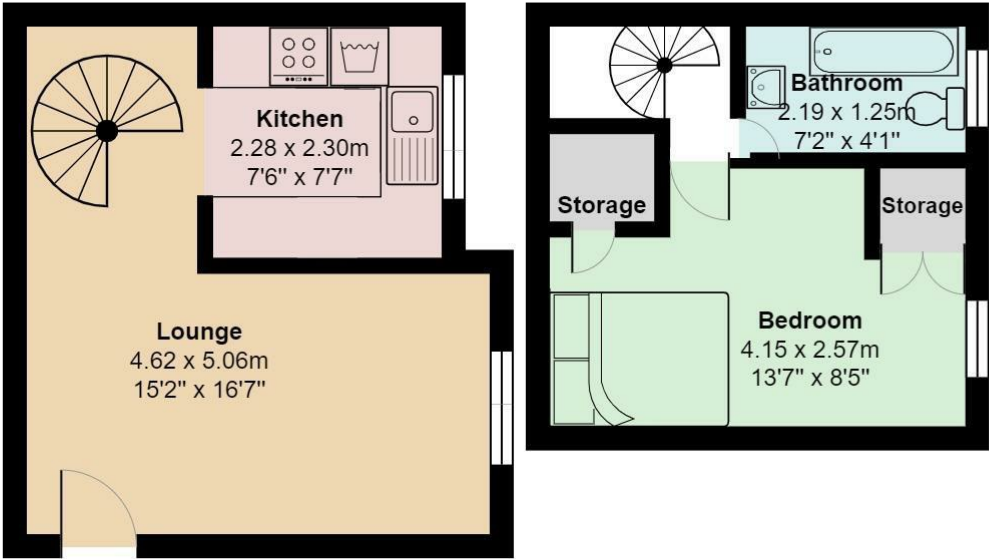


Comments by Mr Nicky Pearcey

**Property Specialist**  
**Mr Nicky Pearcey**  
Lettings Negotiator

nicky@jeffreygross.co.uk

**Storage**  
94 x 97m  
3'1" x 3'2"



All measurements are approximate and for display purposes only

Comments by the Homeowner





# Oakridge

Thornhill, Cardiff, CF14 9BQ

PCM  
£875 PCM

1 Bedroom(s) 1 Bathroom(s) sq ft



Contact our  
**Llanishen Branch**  
02920 499680

One bedroom house in Thornhill. Ideally located just five minutes away from Thornhill Park and Thornhill and Lisvane Train Station this property benefits from not one but TWO allocated parking spaces. The ground floor of the property comprises of large open plan kitchen/living room with all white goods included. Up the spiral staircase to the first floor you have a good sized double bedroom with great storage and bathroom with bath and shower. The property benefits from a small private garden. UNFURNISHED.

EPC Rating: D  
Council Tax Band: 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.



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| 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<br>2002/91/EC |

