

# The Overview

Property Name:  
**Office Street, Porth**

Price:  
**£675 Per Calendar Month**

Qualifier:  
**Per Calendar Month**



## The Bullet Points

- One-bedroom apartment
- Spacious living/dining room
- Double bedroom
- Neutral décor throughout
- Well-maintained accommodation
- Available to rent
- Separate fitted kitchen
- Modern bathroom suite
- Electric heating
- Ideal for professional tenants



# The Main Text

Household Income to be considered for referencing: £21,000+

Flat 5 is a well-proportioned one-bedroom apartment situated within a small residential block, offering bright and well-maintained accommodation finished in neutral tones throughout.

The property is accessed via a central hallway providing access to all rooms. The living and dining room is a generous space, offering ample room for both lounge and dining furniture and benefiting from good natural light. The separate fitted kitchen is positioned off the hallway and comprises a range of modern wall and base units with worktop surfaces, tiled splashbacks, and space for essential appliances.

The bedroom is a comfortable double room, finished with fitted carpet and neutral décor. The bathroom is modern in style and equipped with a white suite comprising a bath with a shower over, a wash hand basin, and a WC, complemented by contemporary tiled finishes.

Overall, Flat 5 offers practical, low-maintenance accommodation with a well-balanced layout, making it ideal for professional tenants seeking a conveniently located apartment.

### Additional Information

Household Income to be considered for referencing: £21,000+

Rental Amount: £675

Deposit: £778 x5 weeks

0% Deposit Option Available

Please note: Applicants must have no active CCJs or IVAs to meet referencing criteria. Unfortunately, applications that do not meet these standards may result in an unsuccessful reference check and forfeiture of the holding deposit.

Type of home: Flat/Apartment

EPC Rating: D

Council tax band: Pending

Borough: Rhondda Cynon Taff

### Local Area

The property is located within an established residential area, offering convenient access to local shops, services, and everyday amenities. The surrounding area provides a practical setting for day-to-day living while remaining close to nearby town centres.

### Transport Links

The area benefits from good transport links, with nearby roads providing access to surrounding towns and city centres. Public transport services operate locally, making the property suitable for professionals who commute.

### Education

A range of primary and secondary schools is located within the wider area, along with further education facilities accessible via short journeys.

# ***The Photographs***

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



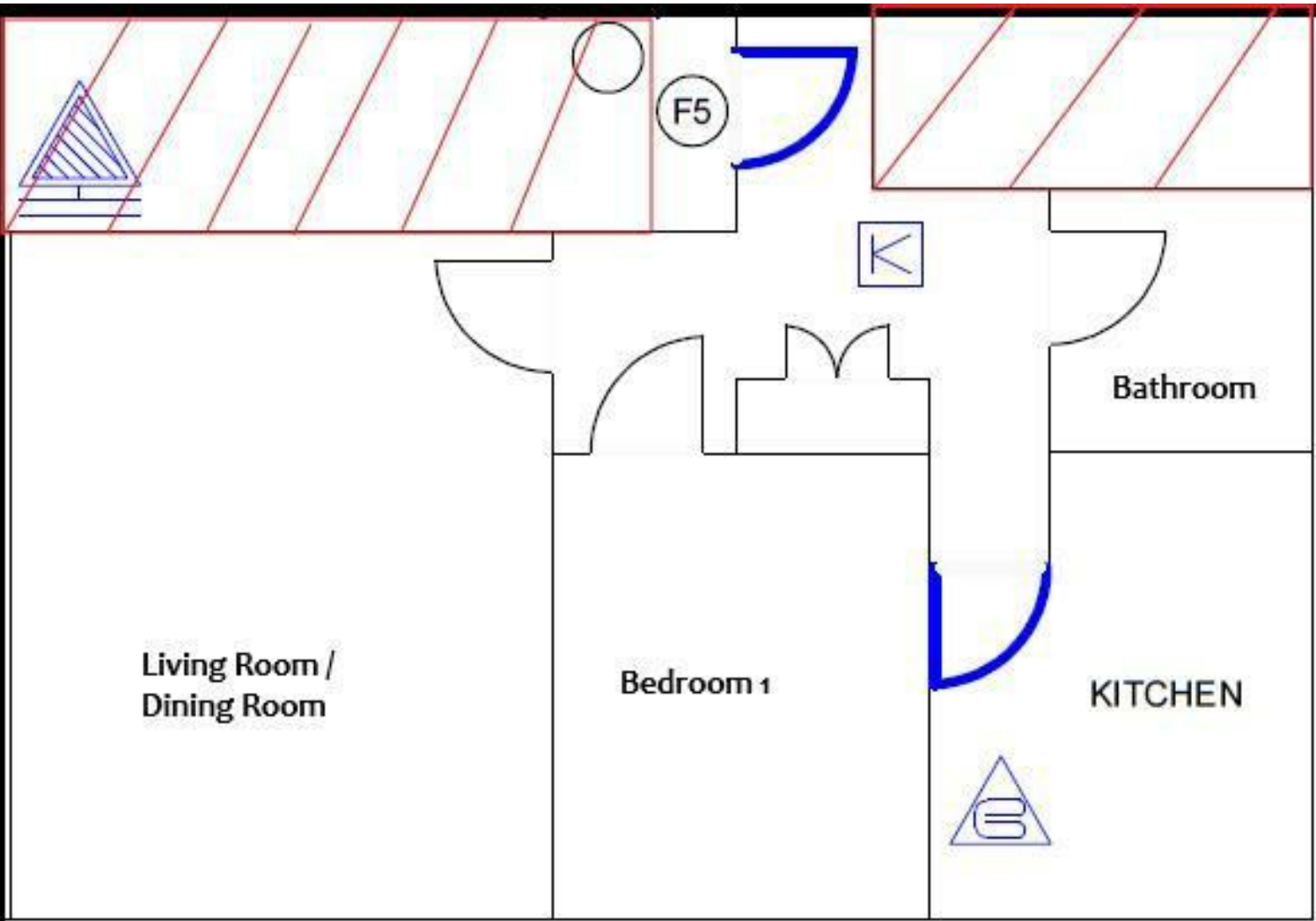



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# The Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(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 	



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