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CARDIFF

VALE

CAERPHILLY

BRISTOL



Clarence Place



Comments by Mr Rhys Carter



Property Specialist

Mr Rhys Carter

Senior valuer

rhys.carter@jeffreygross.co.uk

Comments by the Homeowner



Clarence Place

, Newport, NP19 0LY

PCM

£750 PCM



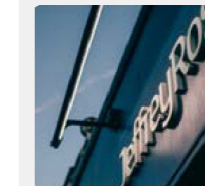
1 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our
Penylan Branch

02920 499680

Jeffrey Ross are pleased to market this ground floor one bedroom duplex located in a converted Grade II listed building within easy walking distance to the City Centre and railway station. The property comprises entrance hall, open plan lounge/kitchen, mezzanine level bedroom and shower room. Electric heating. Available furnished or unfurnished.

EPC Rating: B
Council Tax Band: A

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.





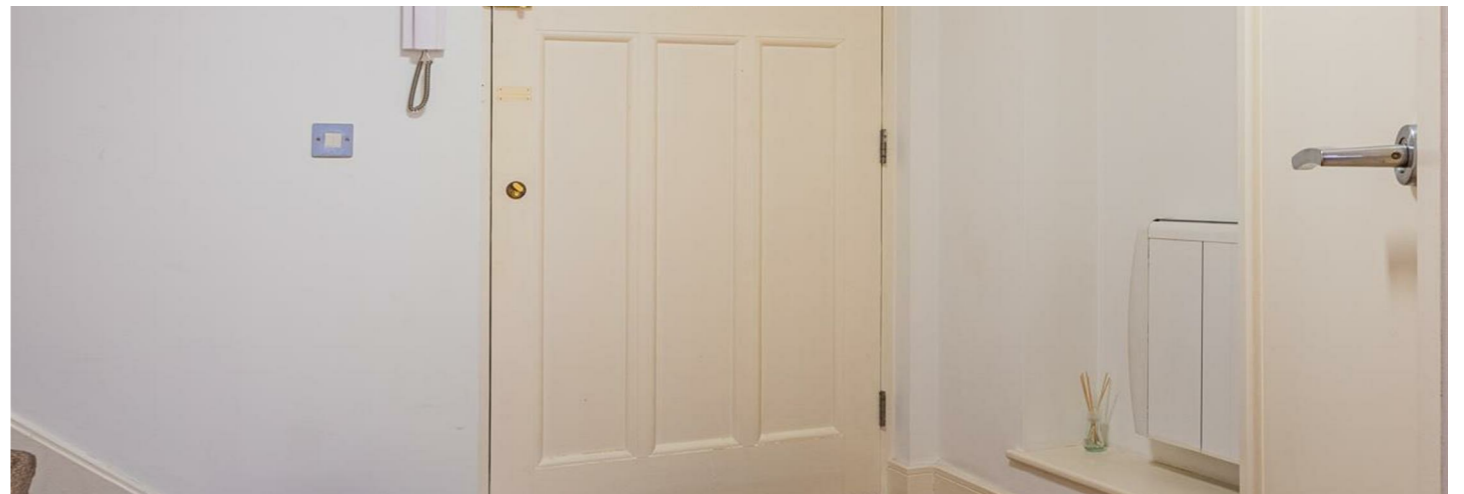
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

