

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PEARL STREET
SPLOTT





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SPLOTT, CF24 1PP - £750 PCM



1 Bedroom(s)



1 Bathroom(s)



515.00 sq ft

In a convenient, central location on Pearl Street, Splott is this spacious and nicely presented, one bedroom flat. Available unfurnished or part-furnished, the property offers good space for a single person or couple and benefits from modern, fitted kitchen with gas hob and appliances, newly fitted bathroom suite with bathtub and shower over the bath, a spacious double bedroom and excellent sized lounge. The property benefits gas central heating, street parking and is within a 15 minute walk of the City Centre.

Please note, the rent is charged excluding the water bill. The water will be charged at £33.68 a month extra, payable to the landlord.

FLOOR PLAN AVAILABLE. UNFURNISHED. WHITE GOODS INCLUDED

EPC RATING of D
COUNCIL TAX BAND of B

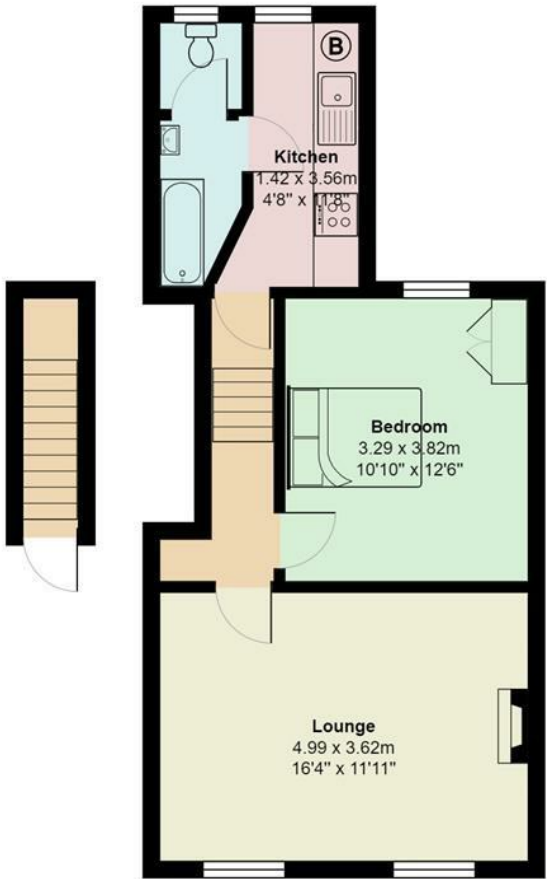
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or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

Mr Ryan Evans
ryan@jeffreygross.co.uk
Administrator

Pearl Street, Splott



Total Area: 47.8 m² ... 515 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(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	