

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ILEX CLOSE
LLANISHEN

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LLANISHEN, CF14 5FN - £2,250 PCM
PCM

2 bedroom(s) 2 bathroom(s) 845.00 sq ft

JeffreyRoss are delighted to offer this unique rental opportunity at the superb McCarthy & Stone Retirement and Living development in Llanishen. 'Llys Faith' is a development of executive apartments designed for an independent lifestyle post-retirement. The development offers an extensive list of benefits – as well as becoming part of a welcoming community of likeminded 60-something retirees,

On offer for rent, here, is apartment 31 – a second-floor apartment (with lift access) that is handsomely presented to offer a wonderful apartment with two spacious double bedrooms, the master offering from ensuite shower room and fully-fitted walk-in wardrobe. A second bathroom is also offered, off the entrance hallway. The living space is an excellent size with access onto a large south facing balcony with lovely tree-top views. Included is a designated parking space. The kitchen offers excellent storage with integrated Bosch appliances including a dishwasher, fridge-freezer, oven and hob.

Renting in the block also offers an on-site house manager, security entrance and 24-hour emergency call-out system. On site, the development offers a homeowners lounge and entertainment area which is used by the residents, landscaped gardens, lifts to all floors and a guest suite which can be used by family or friends, whilst visiting. A unique opportunity and one we're proud to offer.

EPC RATING 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.

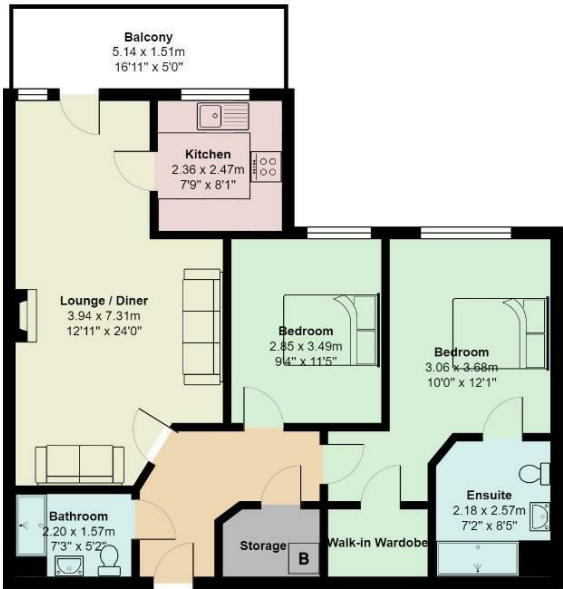


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

PROPERTY SPECIALIST

Ms Jodie Price
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Llys Faith, Llanishen



Total Area: 78.5 m² ... 845 ft² (excluding balcony)
All measurements are approximate and for display purposes only