



WOODRUFF WAY

THORNHILL









## WOODRUFF WAY

THORNHILL, CF14 9FP - £1,000 PCM



2 bedroom(s)



2 bathroom(s)



638.00 sq ft

Recently Refurbished Two Bedroom Apartment in the popular Area of Thornhill with great links to the village, retail parks and the M4.

The ground floor apartment has it's own entrance leading to an open plan lounge and a new modern fitted kitchen with all the appliances integrated. Master bedroom with en-suite with new shower cubicle, second bedroom, new modern bathroom, the property benefits from it's own private garden and parking. UNFURNISHED.

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

**Ms Jodie Price**

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Energy Efficiency Rating

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



































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Comments by Ms Jodie Price

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Total Area: 59.3 m<sup>2</sup> ... 638 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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