



[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL



*Wilkins Terrace*



Comments by Jon Hooper-Nash



**Property Specialist**

**Jon Hooper-Nash**

Director

jon@jeffreycross.co.uk

Comments by the Homeowner





# Wilkins Terrace

, *Caerphilly, CF83 2NH*

Per Calendar Month

**£725 Per Calendar Month**



2 Bedroom(s)



1 Bathroom(s)



0.00 sq ft



Contact our  
***Llanishen Branch***

02920 499680

Jeffrey Ross/Brinsons are pleased to offer this two bedroom, first floor flat! Located close to Caerphilly town centre and transport links. The property comprises of an open plan living room and kitchen, two double bedrooms and a family bathroom including a shower over bath. The property is offered on an unfurnished basis. Further benefits include on street parking. Managed By Landlord. EPC Rating: D. Council Tax Band A.

Please note, in order to meet the affordability for this property you will need to be earning in excess of £27,000 per year.

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.



CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)



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		

England & Wales

EU Directive  
2002/91/EC

