



CHURCH ROAD

CANTON









## CHURCH ROAD

CANTON, CF5 1NY - £950 PCM



2 bedroom(s)



1 bathroom(s)



584.00 sq ft

Jeffrey Ross are pleased to market a FURNISHED smart two bedroom top (2nd floor) floor apartment situated in a great location and with off street PARKING. The accommodation comprises of open plan lounge, fitted kitchen, two double bedrooms, large storage cupboard (large enough for a bike), and a modernised bathroom with shower. Available fully furnished.

Video Tour Available (Nov 2020): <https://www.youtube.com/watch?v=1Dgumg5VwhI>

EPC Rating D

Council Tax Band - D

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 Cody Byrne**

[cody@jeffreycross.co.uk](mailto:cody@jeffreycross.co.uk)

Property Management Co-ordinator










Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	































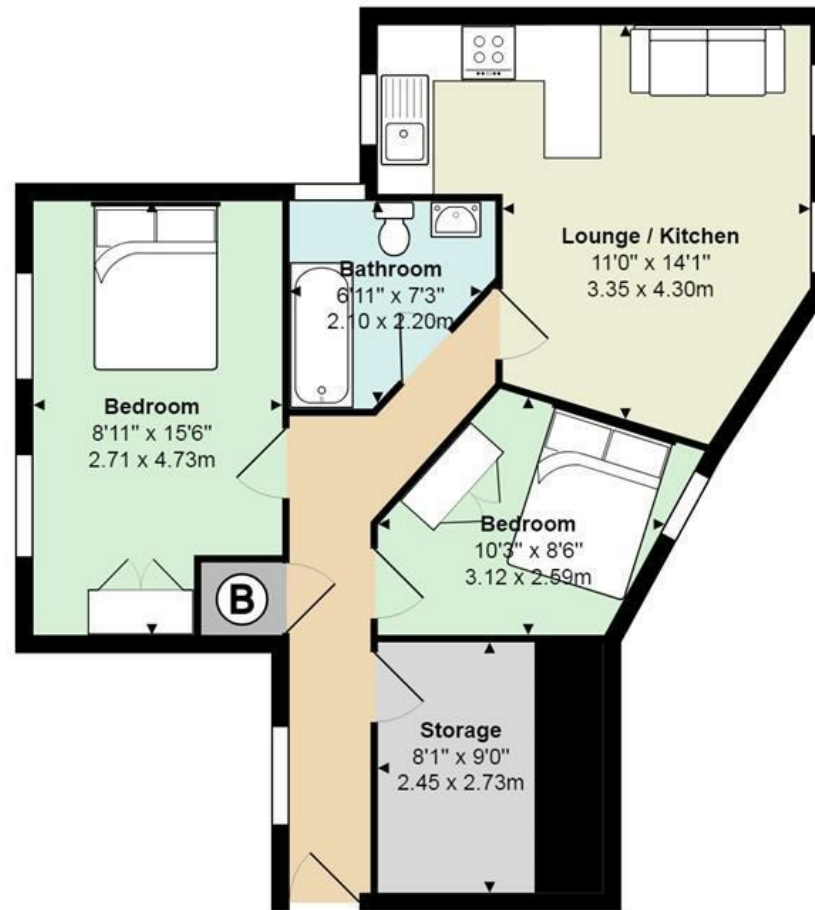


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Comments by Ms Cody Byrne

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## St. John's Court, Canton



Total Area: 584 ft<sup>2</sup> ... 54.2 m<sup>2</sup>

All measurements are approximate and for display purposes only



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

Jeffrey Ross