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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Westgate Street*

CITY CENTRE



Comments by Mr Gwyn Davies



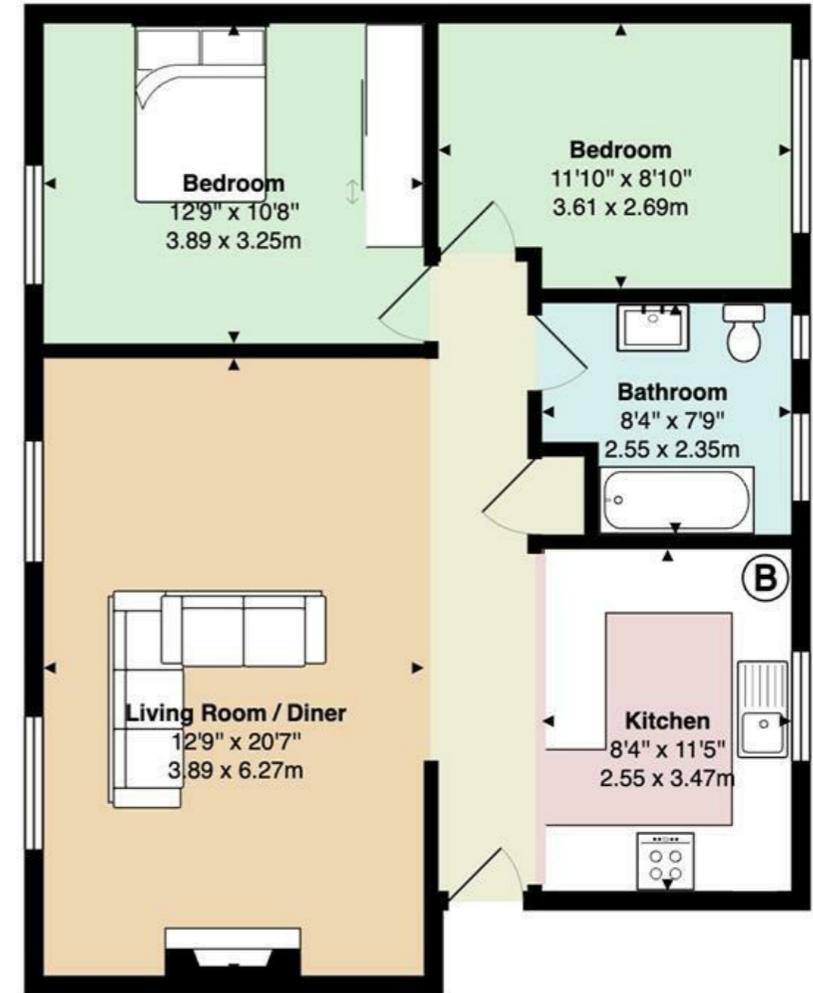
**Property Specialist**

**Mr Gwyn Davies**  
Lettings Manager

gwyn@jeffreygross.co.uk



Comments by the Homeowner



Kenilworth House

Total Area: 761 ft<sup>2</sup> ... 70.7 m<sup>2</sup>

All measurements are approximate and for display purposes only

# Westgate Street

City Centre, Cardiff, CF10 1DJ

PCM

£1,250 PCM



2 Bedroom(s)



1 Bathroom(s)



761.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

Jeffrey Ross are pleased to market this well furnished two bedroom apartment on the ever popular Westgate Street in the City Centre of Cardiff. The apartment comprises of open plan kitchen with built in appliances, large living room overlooking Westgate Street, two double bedrooms one of which with built in wardrobes and a family bathroom with bath and shower overhead. The property benefits from Gas Central Heating and is offered furnished.

EPC Rating: D

Council Tax Band: E

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.





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| Energy Efficiency Rating                    |  | Current   | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs |  |   |           |
| (92 plus) A                                 |  |   |           |
| (81-91) B                                   |  |   |           |
| (69-80) C                                   |  |   |           |
| (55-68) D                                   |  | 63  | 70        |
| (39-54) E                                   |  |   |           |
| (21-38) F                                   |  |   |           |
| (1-20) G                                    |  |   |           |
| Not energy efficient - higher running costs |  |   |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC  |           |

