HAMILTON STREET

HAMILTON STREET

, CF11 9BP - £1,350 PCM

2 bedroom(s) 1 bathroom(s) 770.00 sq ft

Jeffrey Ross are delighted to market this newly refurbished two bedroom apartment on the ever popular Hamilton Street in Pontcanna. Ideally located around the corner from all the cafes and amenities of Cathedral Road and a further 5 minutes to the City Centre. This first floor apartment comprises of large living room with bay fronted windows, separate study, two double bedrooms (one benefiting from built in wardrobes), modern bathroom with walk in shower and separate W/C, spacious kitchen with built in appliances. The property further benefits from a large patio section of the rear garden with lane access to the rear. The property is offered UNFURNISHED.

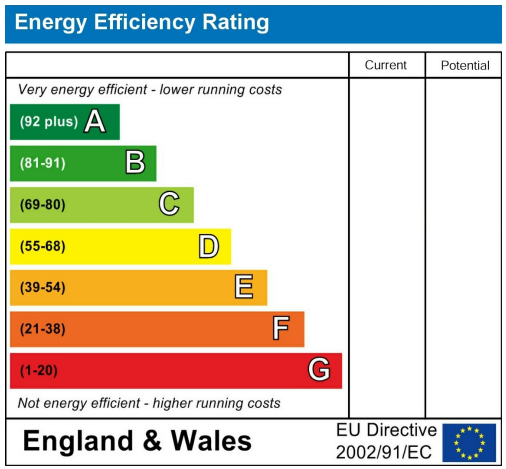
EPC Rating: D
Council Tax Band: C

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 Gemma Simmonite
gemma.simmonite@jeffreyross.co.uk

Lettings Negotiator


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(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

Hamilton Street, Pontcanna

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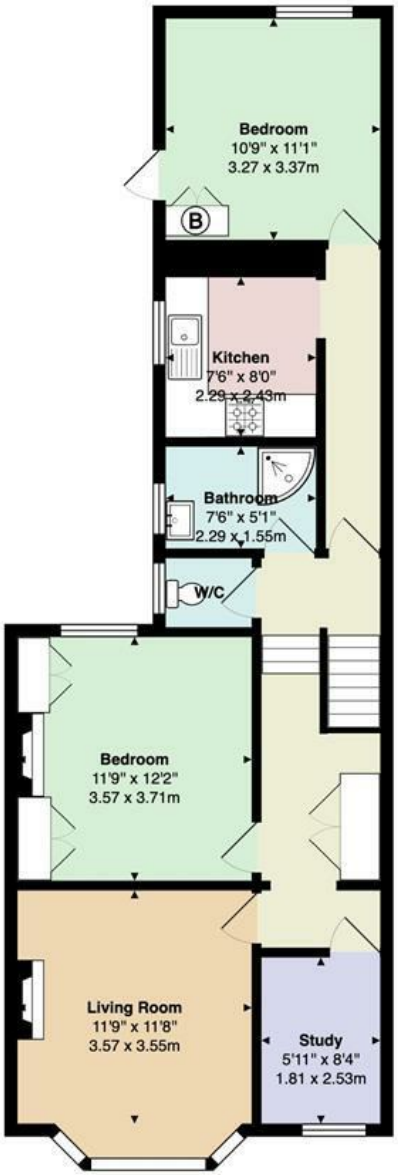
Comments by Ms Gemma Simmonite



Hamilton Street

Total Area: 770 ft² ... 71.6 m²

All measurements are approximate and for display purposes only

JeffreyRoss

www.jeffreyross.co.uk