



AMBERLEY HOUSE

SEVERN ROAD





## AMBERLEY HOUSE

SEVERN ROAD, CF11 9FE - £1,200 PCM



2 bedroom(s)



1 bathroom(s)



sq ft

Jeffrey Ross are pleased to offer this lovely 2 double bedroom ground floor apartment with a garden. The accommodation comprises of open plan lounge/diner with fully fitted kitchen, two double bedrooms and bathroom with shower. The property further benefits allocated parking. Available Unfurnished.

EPC Rating: C

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

**Mr Ryan Evans**


ryan@jeffreycross.co.uk

Administrator





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>78</b>	<b>79</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 Mr Ryan Evans

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

Jeffrey Ross