



KINGS ROAD (1ST FLOOR)

CANTON









## KINGS ROAD (1ST FLOOR)

CANTON, CF11 9DD - £995 PCM



2 bedroom(s)



1 bathroom(s)



sq ft

Jeffrey Ross are pleased to market this refurbished two bedroom property in this sought after area of Pontcanna with off-road parking. This property is located on the first-floor of this large Victorian conversion on Kings Road. The property benefits from a traditional bay-fronted lounge/kitchen/diner overlooking this desirable street, two good-sized double bedrooms and a shower room. The fitted kitchen includes an oven, hob, washing machine and fridge/freezer. The property is offered Part-Furnished.

EPC RATING of C  
COUNCIL TAX BAND of 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 Cody Byrne**  
cody@jeffreycross.co.uk

Property Management Co-ordinator










### 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



































”

Comments by Ms Cody Byrne

”





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

Jeffrey Ross