



# VICTORIA PARK COURT

COWBRIDGE ROAD EAST







## VICTORIA PARK COURT

COWBRIDGE ROAD EAST, CF5 1DB - £900 PCM



1 bedroom(s)



1 bathroom(s)



sq ft

JeffreyRoss are delighted to offer this first floor bedroom apartment in this purpose built complex close to Victoria Park, Canton and Ely. The apartment is spacious throughout and comprises of an entrance hall, lounge/diner, fully fitted kitchen with dishwasher and washer dryer and bathroom with overhead shower. The property has the most up to date electric heating system, double glazing and lift access as well as allocated parking. Fully 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

**Mr Gwyn Davies**  
gwyn@jeffreycross.co.uk

Lettings Manager












### 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>	<b>77</b>	<b>77</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 	





















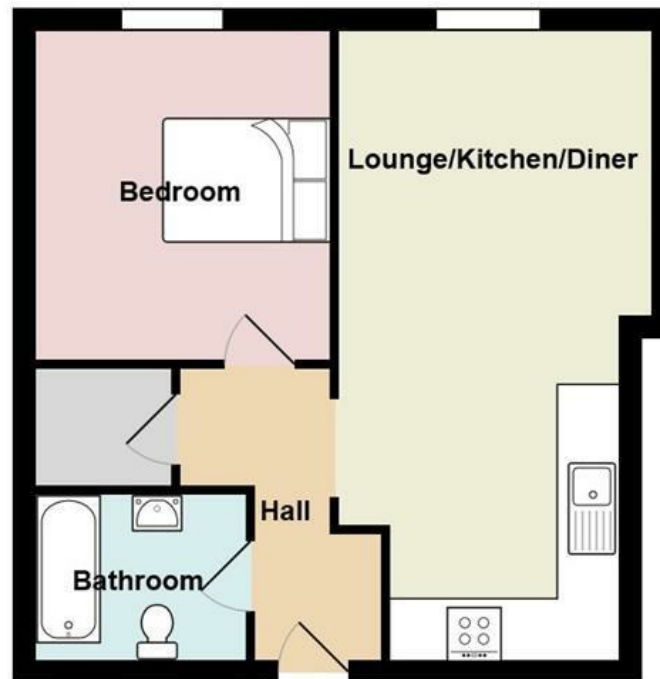
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Comments by Mr Gwyn Davies

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3 Victoria Park Court CF5 1DB



All measurements are approximate and for display purposes only

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

Jeffrey Ross