



LOFTUS STREET

CANTON





LOFTUS STREET

CANTON, CF5 1HL - £1,200 PCM

 2 bedroom(s)  1 bathroom(s)  702.00 sq ft

Jeffrey Ross are delighted to market this newly refurbished two bedroom house on the ever popular Loftus Street in Canton. This home is ideally located within walking distance to Victoria Park and the cafes and shops Cowbridge Road East has to offer. The property briefly comprises of entrance hallway, cosy living room to the front of the property, large second reception room or dining room, newly fitted kitchen with appliances included leading to a low maintenance west-facing rear garden with shed for storage. The first floor of the property further comprises of master bedroom at the front of the house with large built in mirrored wardrobes, second double bedroom and large family bathroom with separate bath and shower. The property is offered Unfurnished and further benefits from Gas Central Heating.

EPC Rating: D
Council Tax Band: D

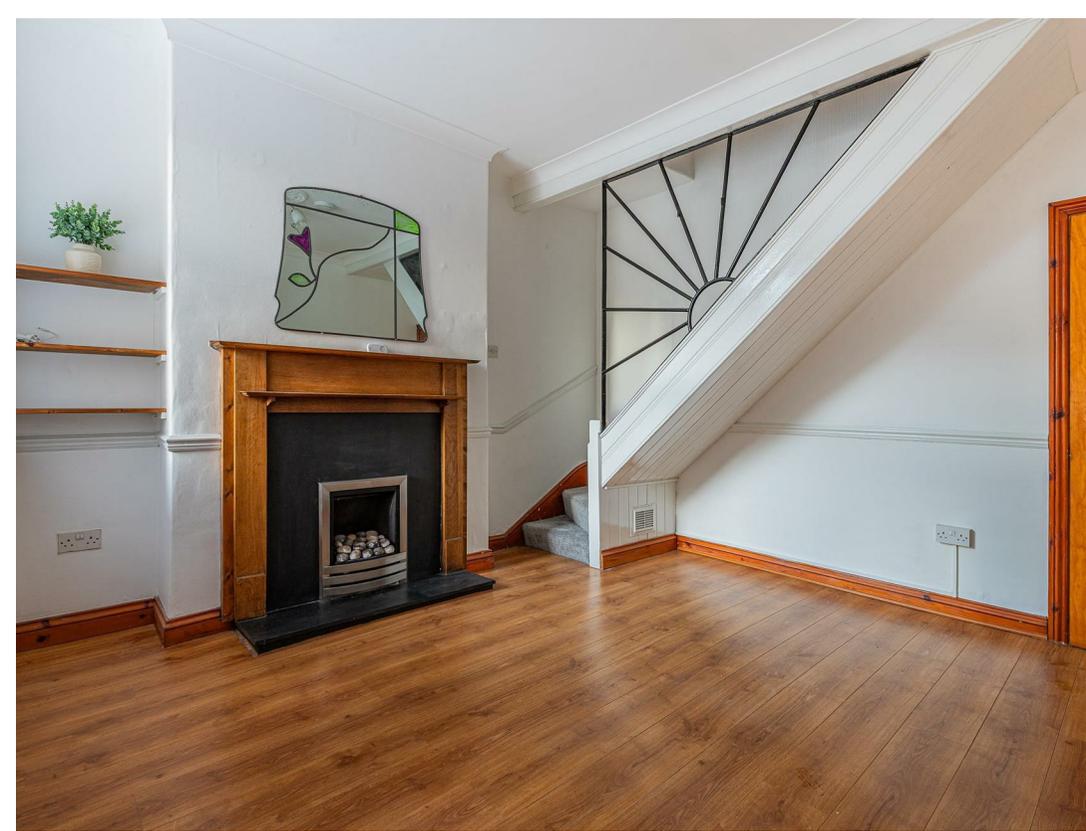
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or 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) A		
(81-91) B		88
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	







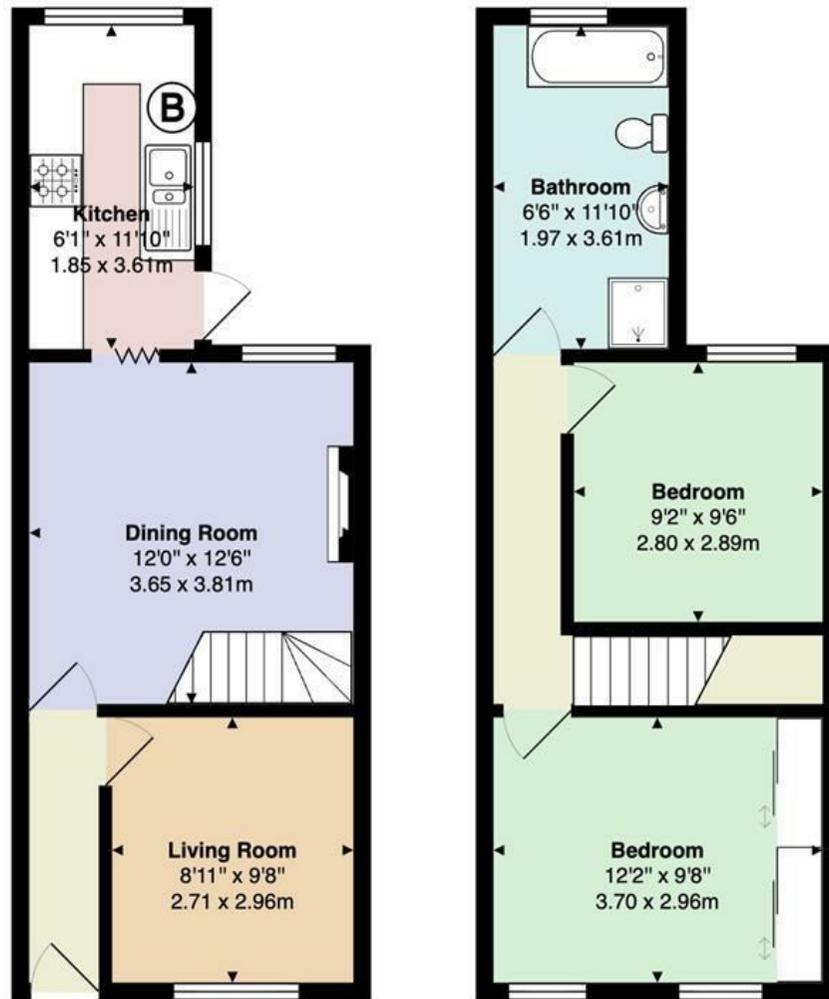




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Comments by Mr Ryan Evans

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43 Loftus Street

Total Area: 702 ft² ... 65.2 m²

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

Jeffrey Ross