



WYNDHAM CRESCENT

CANTON









## WYNDHAM CRESCENT

CANTON, CF11 9EF - £1,300 PCM



2 bedroom(s)



1 bathroom(s)



994.00 sq ft

Jeffrey Ross are pleased to market this spacious two bedroom duplex apartment on the ever popular Wyndham Crescent in Canton. The property is ideally located just minutes walk away from the amenities of both Pontcanna and Cowbridge Road East in the other direction. The property briefly comprises of ground floor entrance leading to the first floor where we have large hallway, separate kitchen to the rear with appliances included, family bathroom with bath and shower overhead, double bedroom and large living room to the front of the building. The property also offers a large second bedroom in the loft conversion with skylight. The property is offered Unfurnished and further benefits from Gas Central Heating. Floor plan available.

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

**Ms Gemma Simmonite**

[gemma.simmonite@jeffreypass.co.uk](mailto:gemma.simmonite@jeffreypass.co.uk)

Lettings Negotiator










### 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>76</b>
(55-68) <b>D</b>	<b>63</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 Ms Gemma Simmonite





FFF, 90 Wyndham Crescent

Total Area: 994 ft² ... 92.3 m²

All measurements are approximate and for display purposes only



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Jeffrey Ross