

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Kings Road

PONTCANNA



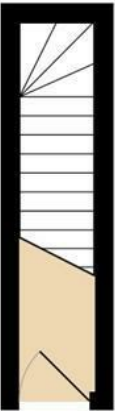
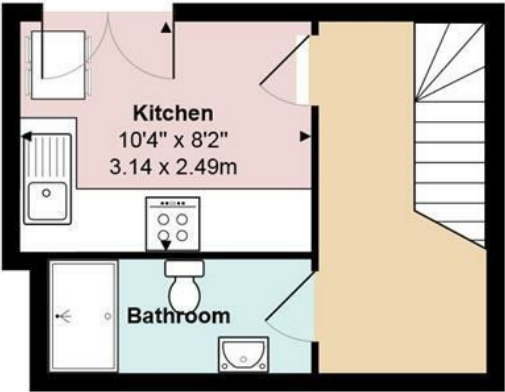
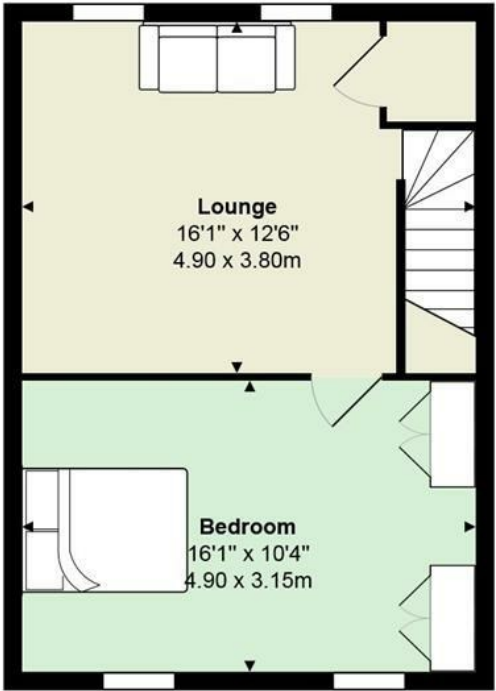
Comments by Ms Gemma Simmonite



Property Specialist
Ms Gemma Simmonite
Lettings Negotiator

gemma.simmonite@jeffreygross.co.uk

Kings Road, Pontcanna



Total Area: 608 ft² ... 56.5 m²

All measurements are approximate and for display purposes only

Superb DUPLEX apartment in the heart of Pontcanna!

Comments by the Homeowner





Kings Road

Pontcanna, Cardiff, CF11 9DE

PCM

£995 PCM



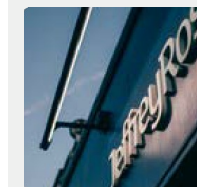
1 Bedroom(s)



1 Bathroom(s)



608.00 sq ft



Contact our
Pontcanna Branch

02920 499680

A delightful one bedroom duplex apartment on Kings Road, Pontcanna, just a stones throw away from local amenities and Pontcanna's popular bars and restaurants. The apartment occupies the 1st and 2nd floor of the building. On the first floor, it has a separate kitchen with integrated appliances and doors that open to a Juliette balcony. There is also a fully tiled modern shower room and stairs leading to a large light living room, the double bedroom leads off from the living room.

EPC RATING - D
COUNCIL TAX BAND - 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.



CARDIFF

VALE

CAERPHILLY

BRISTOL

www.jeffreygross.co.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

