



KINGS ROAD

PONTCANNA









## KINGS ROAD

PONTCANNA, CF11 9DE - £1,100 PCM



1 bedroom(s)



1 bathroom(s)



sq ft

Jeffrey Ross are delighted to advertise this modern one bedroom duplex garden apartment with large west facing garden. The accommodation comprises of lounge/diner, large and modern fitted kitchen. To the first floor is fully tiled bathroom with and double bedroom with fitted wardrobes. The property also has a small low maintenance garden. The property is offered fully furnished.

EPC Rating E  
Council Tax Band E

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**

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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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	41	
(1-20) <b>G</b>		70
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





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Jeffrey Ross