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CARDIFF

VALE

CAERPHILLY

BRISTOL



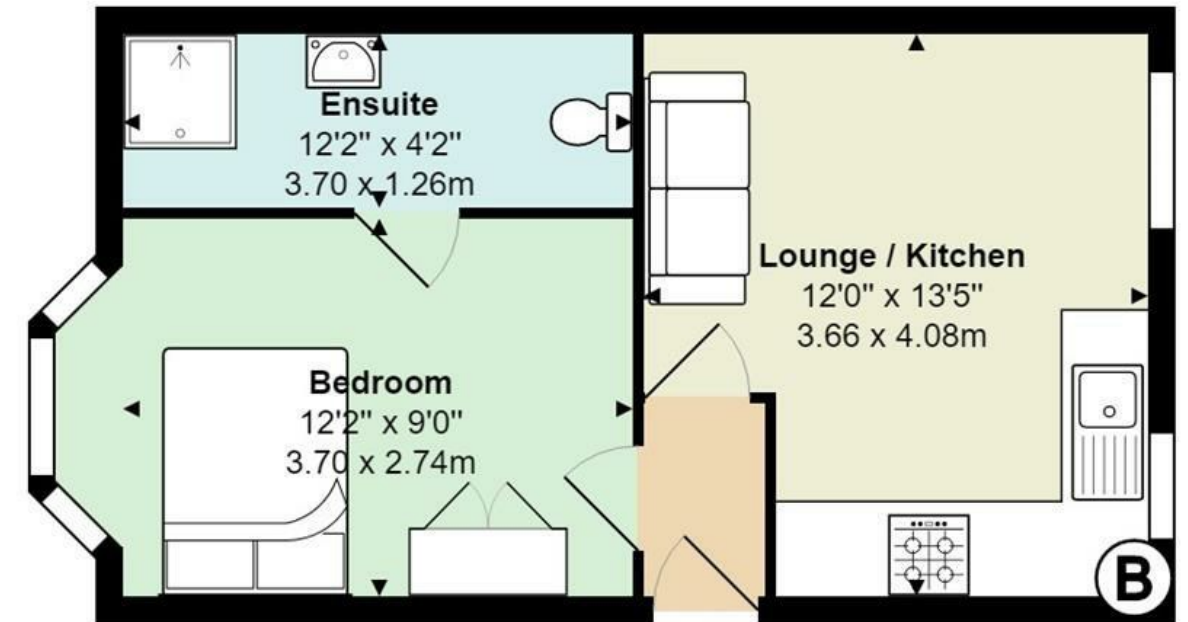


Comments by Ms Gemma Simmonite



Property Specialist
Ms Gemma Simmonite
Lettings Negotiator

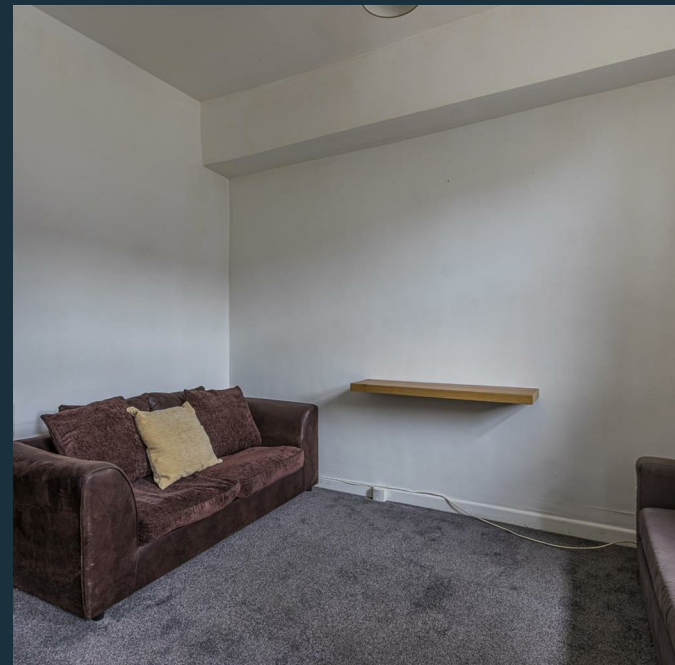
gemma.simmonite@jeffreycross.co.uk



Total Area: 335 ft² ... 31.1 m²

All measurements are approximate and for display purposes only

Comments by the Homeowner





Brook Street

Riverside, Cardiff, CF11 6LH

PCM

£750 PCM



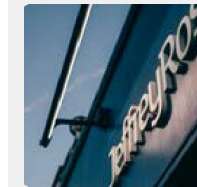
1 Bedroom(s)



1 Bathroom(s)



340.00 sq ft



Contact our
Pontcanna Branch

02920 499680

Extremely well-located one bedroom, ground-floor apartment on Brook Street, Riverside, on the waterside and just a 5 minute walk into the City Centre. Ideal for a single professional or a couple, this furnished accommodation comprises open-plan lounge / kitchen with gas hob, good worktop space and small sitting area. The bay-fronted bedroom is a good size with space for double bed and wardrobe and access to ensuite shower room. Available unfurnished. Street parking. Gas Central Heating. Available from 08/09/26

EPC RATING of D
COUNCIL TAX BAND of B

A holding fee of one weeks' rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. JeffreyRoss Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC