



# VICTORIA PARK COURT

COWBRIDGE ROAD EAST









## VICTORIA PARK COURT

COWBRIDGE ROAD EAST, CF5 1DB - £900 PCM



1 bedroom(s)



1 bathroom(s)



sq ft

A modern 1 bedroom apartment within walking distance of Victoria Park. The apartment is spacious throughout and comprises entrance hall, lounge/diner, fully fitted kitchen and bathroom with overhead shower. Electric heating, double glazing and lift access. One allocated parking space.

\*Photos are for marketing purposes only. Furniture will vary.\*

EPC RATING – B

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.

### PROPERTY SPECIALIST

**Ms Cody Byrne**

[cody@jeffreycross.co.uk](mailto:cody@jeffreycross.co.uk)

Property Management Co-ordinator







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>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





















”

Comments by Ms Cody Byrne

”





[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

Jeffrey Ross