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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Loftus Street*

CANTON

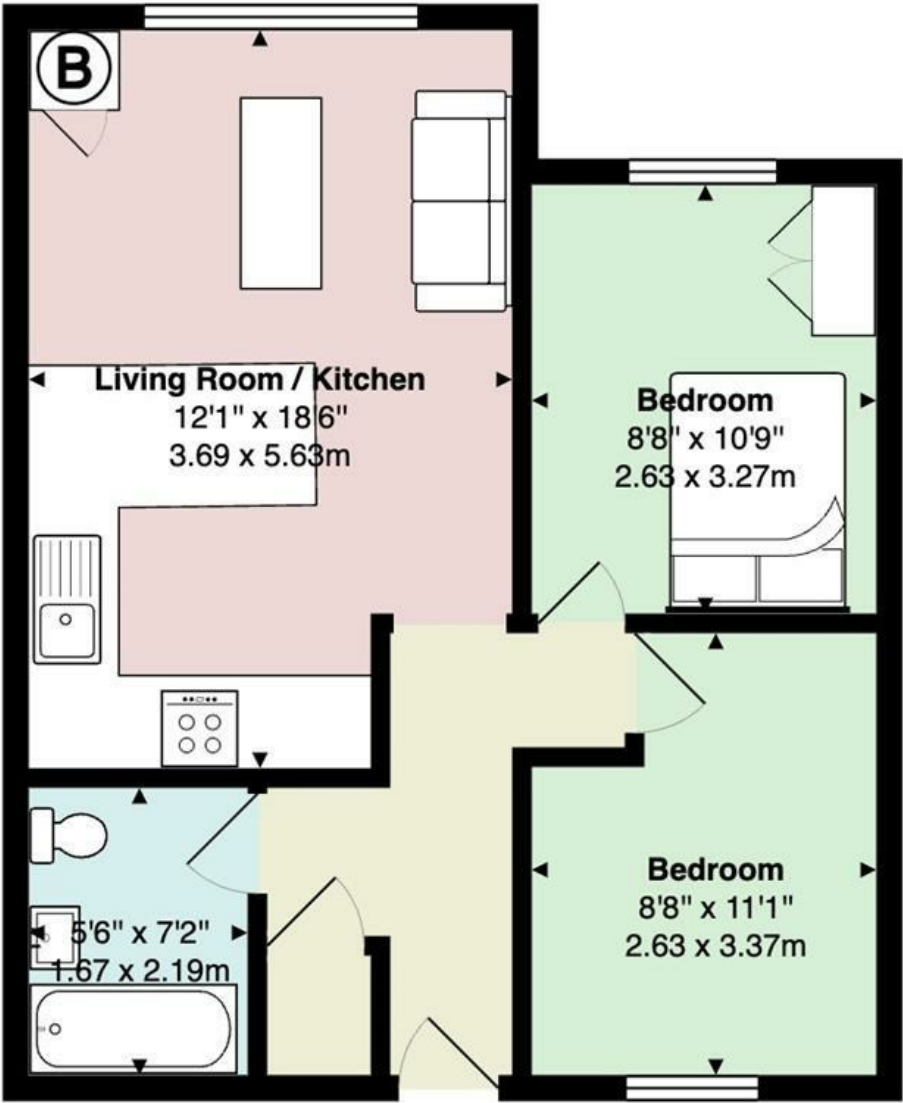


Comments by Ms Gemma Simmonite



**Property Specialist**  
**Ms Gemma Simmonite**  
Lettings Negotiator

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



Comments by the Homeowner





# Loftus Street

*Canton, Cardiff, CF5 1HY*

PCM

**£1,100 PCM**



2 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our  
***Pontcanna Branch***

02920 499680

Jeffrey Ross are delighted to market this newly refurbished two bedroom apartment in Clive Mews in Canton. The property is on the second floor of this hidden block just off Loftus Street in Canton, ideally located just minutes walk from Victoria Park and the amenities of Cowbridge Road East. The property has been refurbished to an incredible standard and briefly comprises of entrance hallway, family bathroom with bath and shower overhead, two double bedrooms, spacious open plan living room / kitchen with appliances included with a large breakfast bar. The property is offered fully furnished as photographed and comes with an allocated parking space.

EPC Rating: C  
Council Tax Band: C

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                                   | 71      | 77                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |