



COWBRIDGE ROAD EAST

CANTON





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CANTON, CF5 1BA - £895 PCM



1 bedroom(s)



1 bathroom(s)



602.00 sq ft

Jeffrey Ross are pleased to market this ground floor one bedroom flat with many original features within walking distance to City Centre. Located a short walk away from Victoria Park and close to all local amenities. Property comprises:- Communal entrance hallway, spacious lounge with feature fire place, one double bedroom, dining room, kitchen with fitted gas hob, electric oven/grill and chimney style extractor. Shower room. Enclosed rear yard. Gas Central Heating. Available UNFURNISHED.

EPC Rating: C

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 Gemma Simmonite


gemma.simmonite@jeffreycross.co.uk

Lettings Negotiator





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	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 	









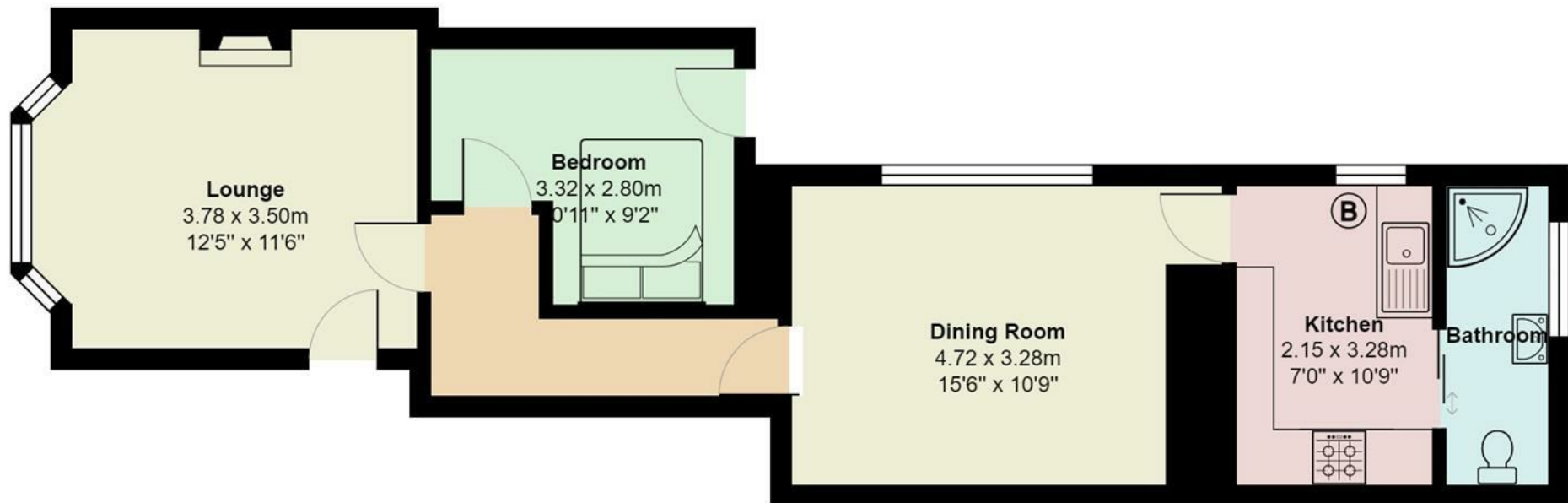
Cowbridge Road East, Canton

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Comments by Ms Gemma Simmonite

Cowbridge Road East, Canton



Total Area: 55.9 m² ... 602 ft²

All measurements are approximate and for display purposes only

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