



GROSVENOR STREET

CANTON









## GROSVENOR STREET

CANTON, CF5 1NH - £675 PCM



7 bedroom(s)



2 bathroom(s)



sq ft

In the heart of Canton on the very centrally located Grosvenor Street is this brilliant opportunity to acquire an EN-SUITE BEDROOM in a quite superb, professional house share where the quoted rent includes ALL bills (gas / electricity / water and WiFi.) The property has been recently renovated and offers 7 immaculate and very spacious (and very tastefully furnished and presented) bedrooms - each with their own private ensuite shower room. All seven bedrooms are a great space and come equipped with double bed, wardrobe and chest of drawers. A communal kitchen / dining area is located downstairs, perfect for socialising with the house. A brilliant house share opportunity in one of Cardiff's most popular boroughs.

EPC RATING of E

COUNCIL TAX - INCLUDED IN THE RENT

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-04-2018 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.

### 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>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	























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Wonderful selection of bedrooms available in a quite superb, professional house share opportunity in Canton.

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Comments by Ms Cody Byrne



## Grosevenor Street, Canton



Total Area: 1537 ft<sup>2</sup> ... 142.8 m<sup>2</sup>

All measurements are approximate and for display purposes only

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Jeffrey Ross