Penhill Road

PONTCANNA

www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

Comments by Ms Gemma Simmonite

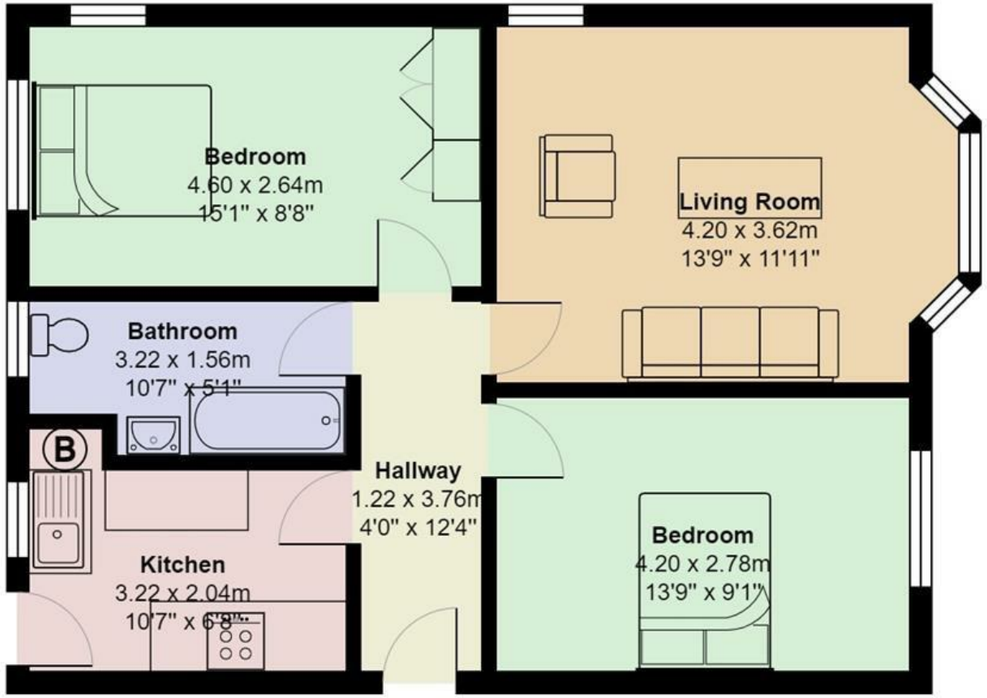
Property Specialist

Ms Gemma Simmonite

Lettings Negotiator

gemma.simmonite@jeffreyross.co.uk

Comments by the Homeowner



Melrose Court

Total Area: 59.7 m² ... 643 ft²

All measurements are approximate and for display purposes only

Penhill Road

Pontcanna, Cardiff, CF11 9PS

PCM

£1,250 PCM

2 Bedroom(s) | 1 Bathroom(s) | 643.00 sq ft

Contact our

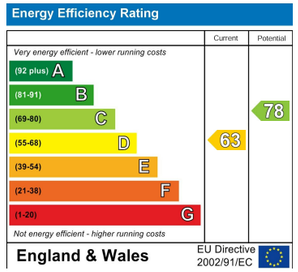
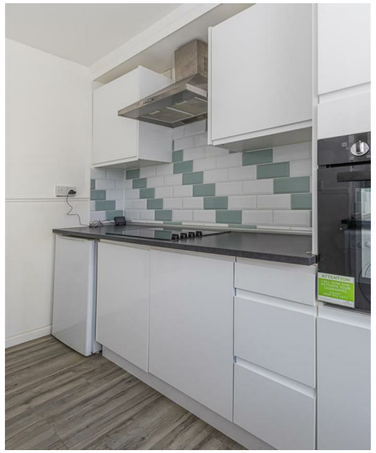
Pontcanna Branch

02920 499680

Great two bedroom ground floor apartment a stone throw away from Llandaff fields, and Pontcanna. The building was designed by Elvet Llewellyn in 1937 in Art Deco Style and was one of Cardiff first purpose built blocks of flats. This ground floor apartment comprises of entrance hallway with a modern fitted kitchen with appliances included, modern bathroom with shower over the bath, two double bedrooms, large fully furnished living room with bay fronted windows. This property is ideal for a professional couple or two professional sharers.

Council Tax Band: D
EPC Rating: D

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.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
63
78
England & Wales
EU Directive 2002/91/EC