



PENHILL ROAD

PONTCANNA









## PENHILL ROAD

PONTCANNA, CF11 9PS - £1,250 PCM



2 bedroom(s)



1 bathroom(s)



649.00 sq ft

A first floor two bedroom apartment in this popular Art Deco block. The building was designed by Elvet Llewellyn in 1937 in Art Deco Style and was one of Cardiff first purpose built blocks of flats. The property comprises of entrance hallway with a modern fitted kitchen on the right with kitchen appliances included, further leading to a large balcony. On the left as you walk through the hallway you have the first of two double bedrooms, this one with a balcony attached overseeing Llandaff fields. further down the hallway you have a large fully furnished living room with bay fronted windows. This property is ideal for a professional couple or two professional sharers.

Video Tour available (September 2020): <https://youtu.be/0spUvMsifX0>

Council Tax Band: D

EPC Rating: 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**

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Lettings Negotiator









### 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>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	































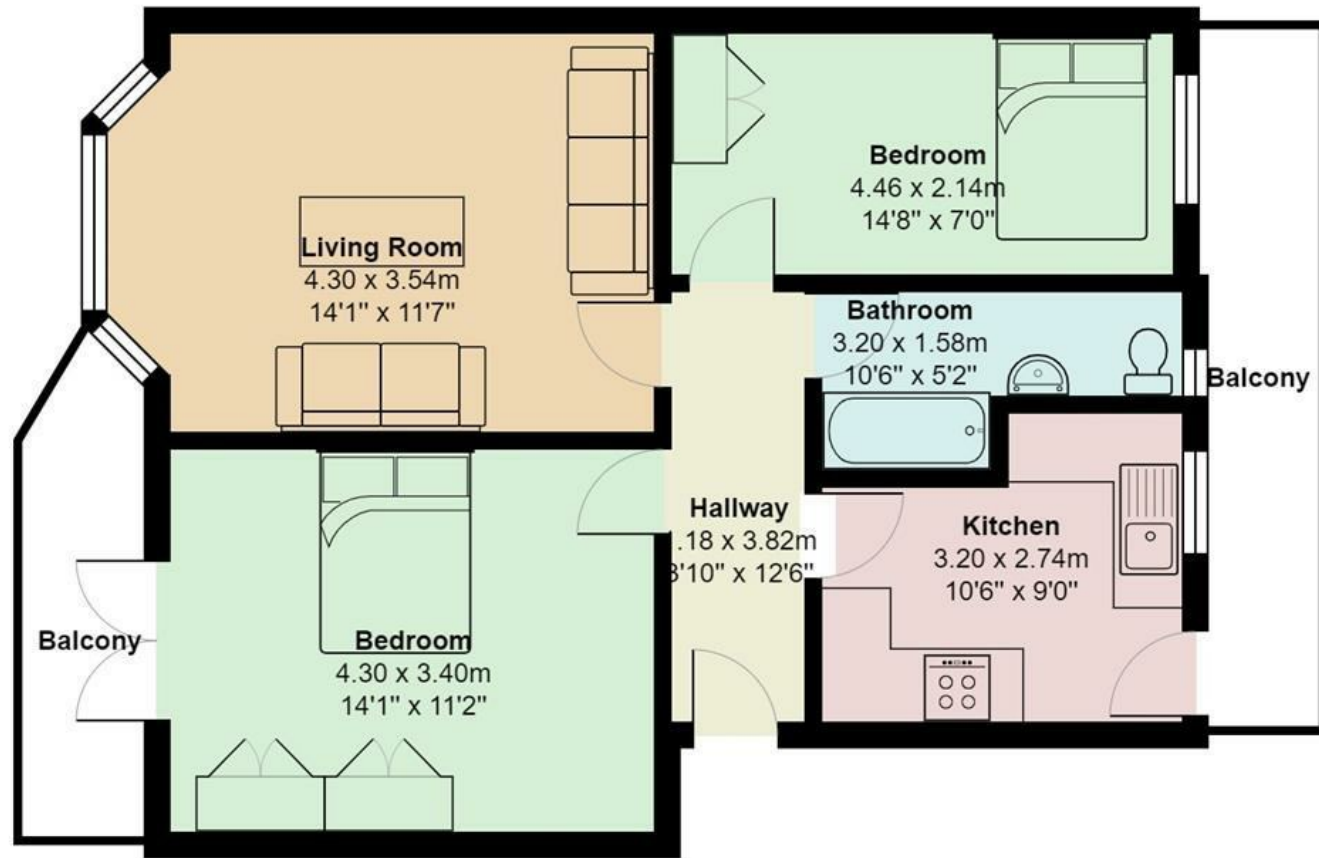




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Comments by Ms Gemma Simmonite



### Melrose Court

Total Area: 60.3 m<sup>2</sup> ... 649 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



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Jeffrey Ross