



ONE BEDROOM APARTMENT
JeffreyRo
029 2049 9680
jeffreymos.co.uk For Sale

45 CATHEDRAL ROAD
PONTCANNA





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PONTCANNA, CF11 9HD - £875 PCM

 1 bedroom(s)  1 bathroom(s)  561.00 sq ft

Jeffrey Ross are pleased to market this top floor one bedroom apartment in Connaught House on the ever popular Cathedral Road in Pontcanna. Ideally located just a stones throw from the City Centre and right on the doorstep of the amenities of Cathedral Road. The property comprises of entrance hallway with two storage cupboards, good sized double bedroom with build in wardrobes and chest of drawers, bathroom with bath and shower overhead, exceptionally large living room over looking Cathedral Road and a separate kitchen with appliances included. The property is offered UNFURNISHED and further benefits from Gas Central Heating and off-road parking.

EPC Rating: C
Council Tax Band: 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.

PROPERTY SPECIALIST


Mr Ryan Evans
ryan@jeffreyross.co.uk

Administrator





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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 	

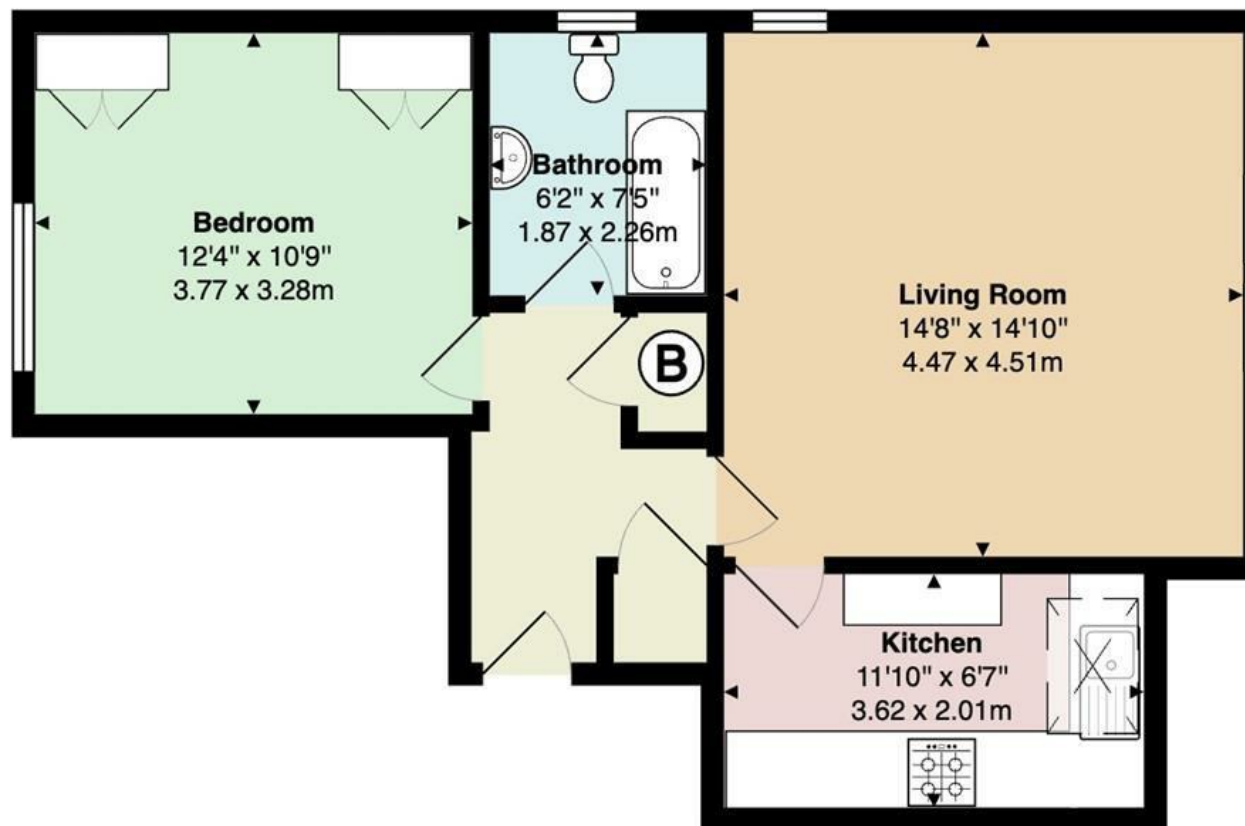




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Comments by Mr Ryan Evans

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14 Connaught House

Total Area: 561 ft² ... 52.1 m²

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

Jeffrey Ross