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CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Ms Gemma Simmonite

**Property Specialist**

Ms Gemma Simmonite

Lettings Negotiator

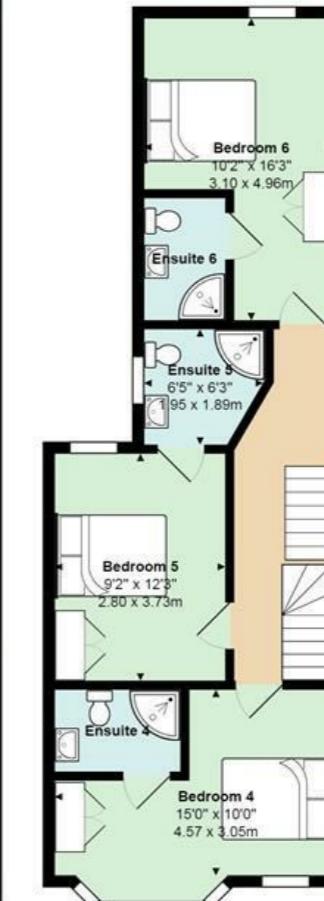
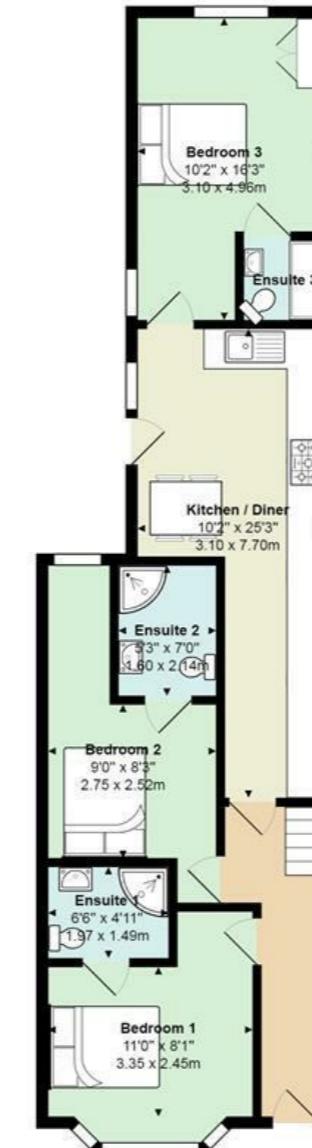
[gemma.simmonite@jeffreyross.co.uk](mailto:gemma.simmonite@jeffreyross.co.uk)

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

Comments by the Homeowner

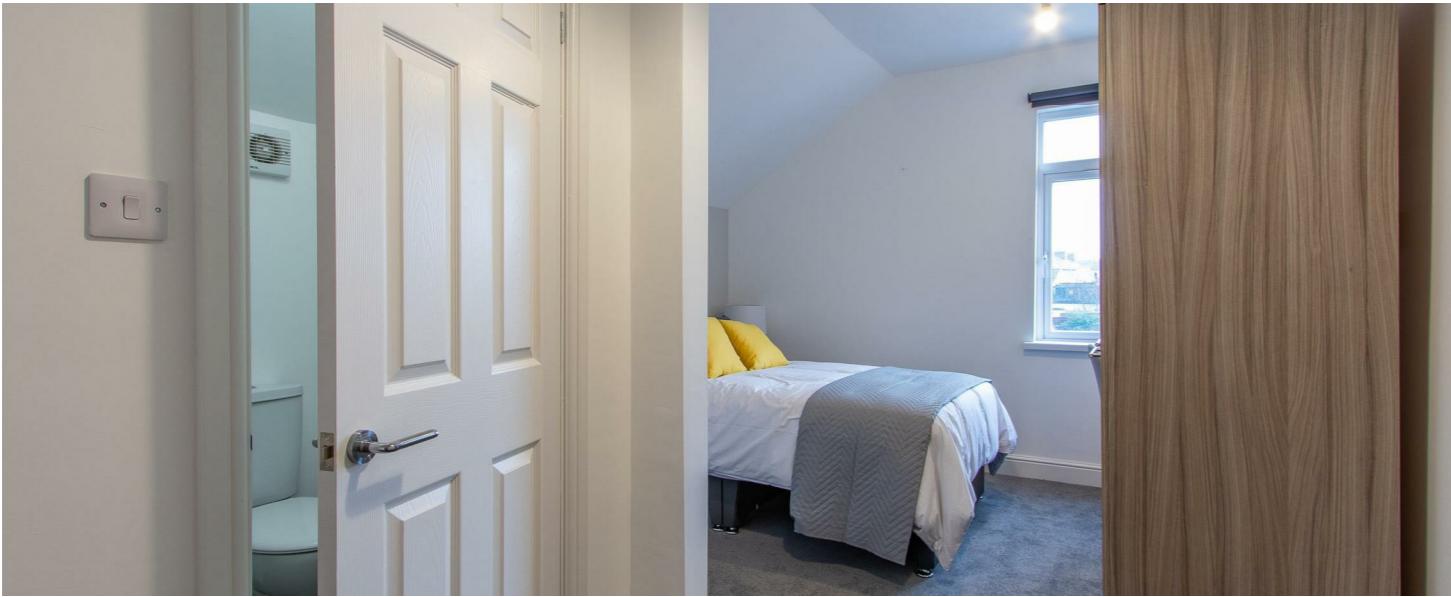


## Grosevenor Street, Canton



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

All measurements are approximate and for display purposes only



C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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# Grosvenor Street

*Canton, Cardiff, CF5 1NH*

PCM

**£650 PCM**



1 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our  
**Pontcanna Branch**

02920 499680

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 in 2018 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 week's 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E	49	
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

