



HAYES ROAD

SULLY





## HAYES ROAD

SULLY, CF64 5QE - £925



1 bedroom(s)



1 bathroom(s)



486.00 sq ft

First floor lifestyle apartment in excellent order. Recently re-decorated throughout with a modern crisp white finish. The property comprises entrance hall, open-plan living/dining/kitchen (with appliances to include; fridge, freezer, dishwasher, washing machine & tumble dryer), double bedroom, and bathroom. Use of on site facilities to include indoor swimming pool, sauna & gym. Property is available unfurnished. Two allocated parking spaces.

Council Tax Band E  
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

**Miss Lauren King**

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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>		<b>84</b>
(69-80) <b>C</b>	<b>77</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 	





**NO DIVING  
OR  
JUMPING**  
POOL DEPTH  
1.2 metres  
CONSTANT

THE HATCHES SHOULD REMAIN  
CLOSED AT ALL TIMES  
Management do not  
accept liability for any  
injury or damage  
caused by the use  
of the pool











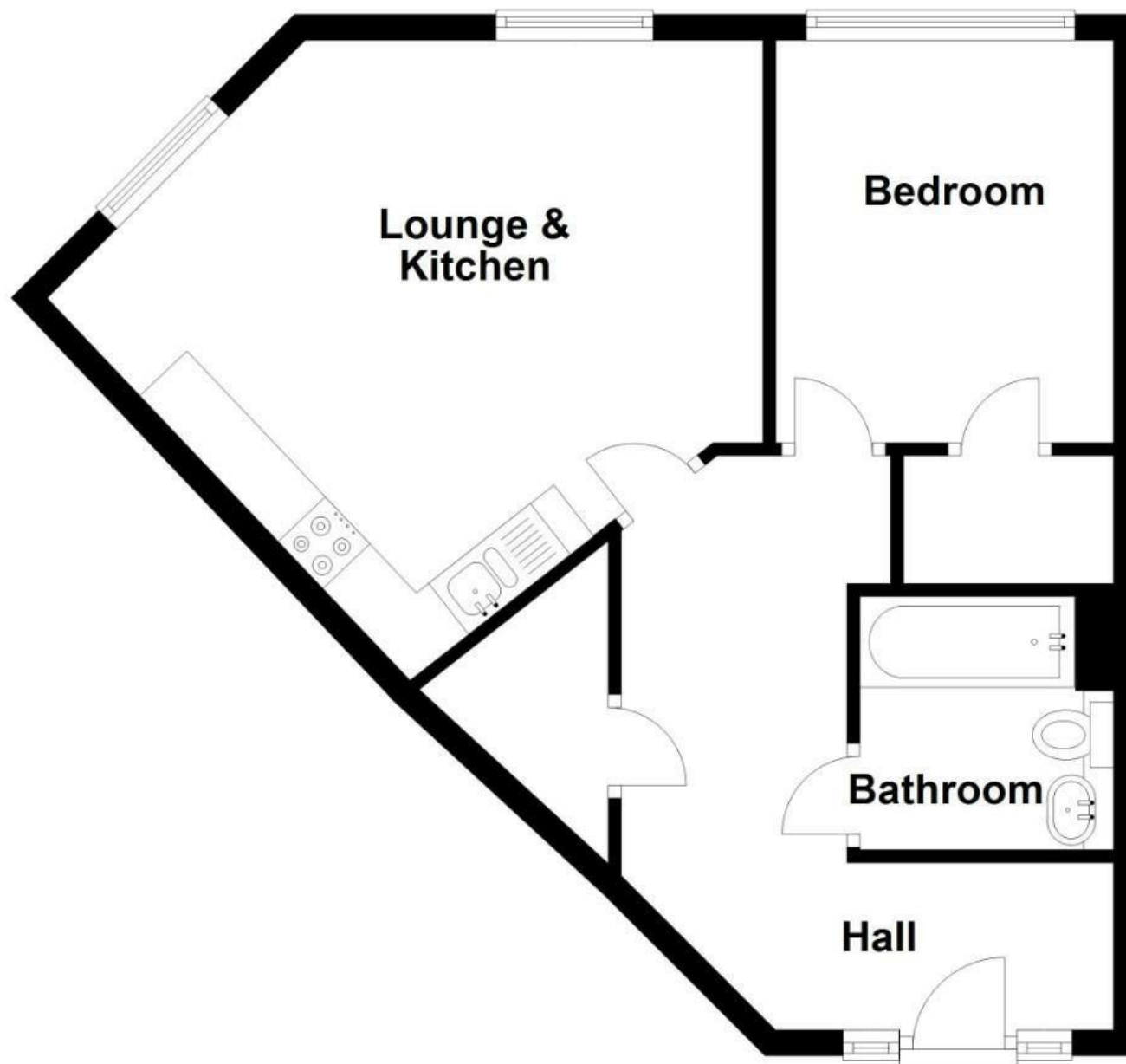




Comments by Miss Lauren King

## First Floor

Approx. 45.2 sq. metres (486.6 sq. feet)



Total area: approx. 45.2 sq. metres (486.6 sq. feet)

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Jeffrey Ross