



[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL

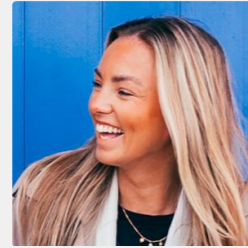
*Allensbank Road*

HEATH

NG61CKJ



Comments by Miss Lauren King



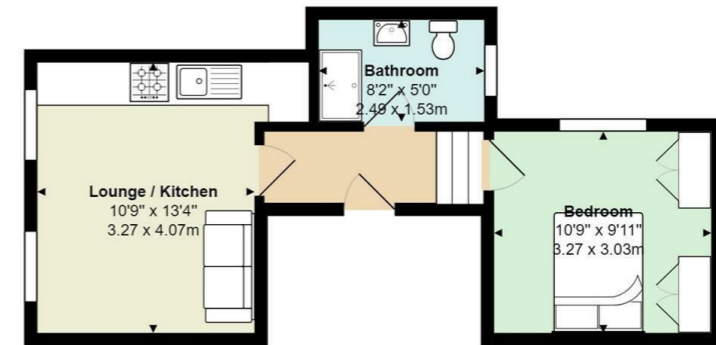
**Property Specialist**  
**Miss Lauren King**  
Lettings Negotiator

lauren.king@jeffreycross.co.uk



Comments by the Homeowner

## Allensbank Road, Heath



Total Area: 347 ft<sup>2</sup> ... 32.3 m<sup>2</sup>

All measurements are approximate and for display purposes only

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>		75	78
(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		



# Allensbank Road

Heath, Cardiff, CF14 3PN

PCM

£830 PCM



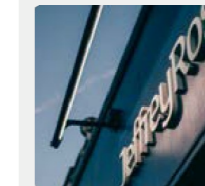
1 Bedroom(s)



1 Bathroom(s)



sq ft



Contact our  
**Students Branch**

02920 499680

Just a 10 minute walk from the University Hospital and well positioned for access in and out of the City is this neatly presented, first-floor, one bedroom apartment. Located on Allensbank Road, this first-floor accommodation offers open-plan lounge / kitchen with gas hob, appliances and sofa. A large, double bedroom is located to the rear of the property along with a modern fitted shower room. A lovely flat in a great location - ideal for a single person or a couple.

GAS CENTRAL HEATING. FURNISHED. FULL RENT PAYABLE FROM START OF CONTRACT.

EPC RATING of D

A holding fee of £50 per person 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.





CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)