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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Allensbank Road*

HEATH



Comments by Mr Nicky Pearcey

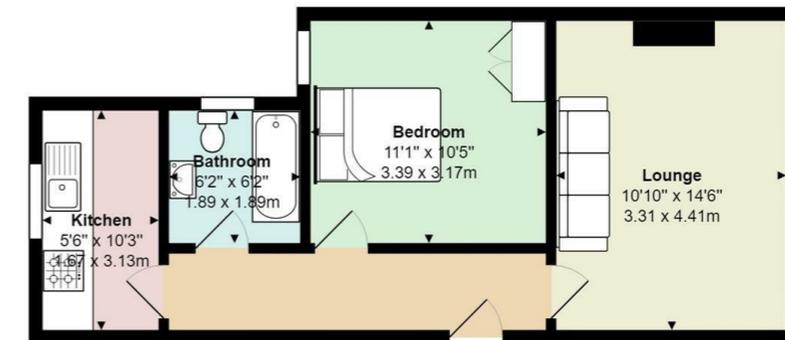
**Property Specialist**  
**Mr Nicky Pearcey**  
Lettings Negotiator

nicky@jeffreygross.co.uk



Comments by the Homeowner

## Allensbank Road, Heath



Total Area: 455 ft<sup>2</sup> ... 42.3 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

£850 PCM

1 Bedroom(s)
 1 Bathroom(s)
 sq ft



Contact our  
**Students Branch**  
 02920 499680

Just a 10 minute walk to UHW and within good access to the City Centre is this nicely presented and spacious one bedroom, first-floor flat. Located on Allensbank Road, the property offers front lounge, separate fitted kitchen with gas hob, large double bedroom and bathroom with bathtub and shower over. Available furnished, the property is a great option for a couple looking to be in the heart of Heath. Parking options available to the rear of the development.

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

EPC RATING of C

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.



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