



MAPLEWOOD AVENUE

CARDIFF

# MAPLEWOOD

, C F 14 2N B

P C M

£950 P C M -



2 Bed



1 Bath



592.02 sq ft

A two bedroom good size unfurnished ground floor flat recently refurbished to a high standard. The property briefly comprises: entrance hallway, living room, fitted kitchen with oven and hob, fridge/freezer and washer/dryer, two double bedrooms and a bathroom with newly fitted suite. The property benefits from gas central heating, double glazing and is situated in a quiet cul-de-sac location within walking distance to local amenities. Deposit required £1,075. Council Tax Band C. EPC rating C.

A holding fee of one week's rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. Knights Lettings reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the contract or failed to take reasonable steps to enter into the Occupation Contract.





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 70                      | 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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