



KINGSLAND CRESCENT

BARRY



# KINGSLAND

, C F 63 4J Q

P C M

£700 P C M -

 1 Bed

 1 Bath

 sq ft

A well presented and stylish one bedroom unfurnished first floor flat, ideally located within walking distance to the train station and Barry town centre, and is close to all local amenities. The property briefly comprises: open plan living area with a modern fitted kitchen with oven, hob, fridge, and washing machine, one bedroom with en-suite shower room. The flat is in excellent decorative order throughout and further benefits from gas central heating, double glazing and one allocated off road parking space to the rear of the building.

Deposit required £800  
Council Tax Band B  
EPC Rating C

Interested parties must have a yearly combined household income of £21,000 to pass referencing.

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	75	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



BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS