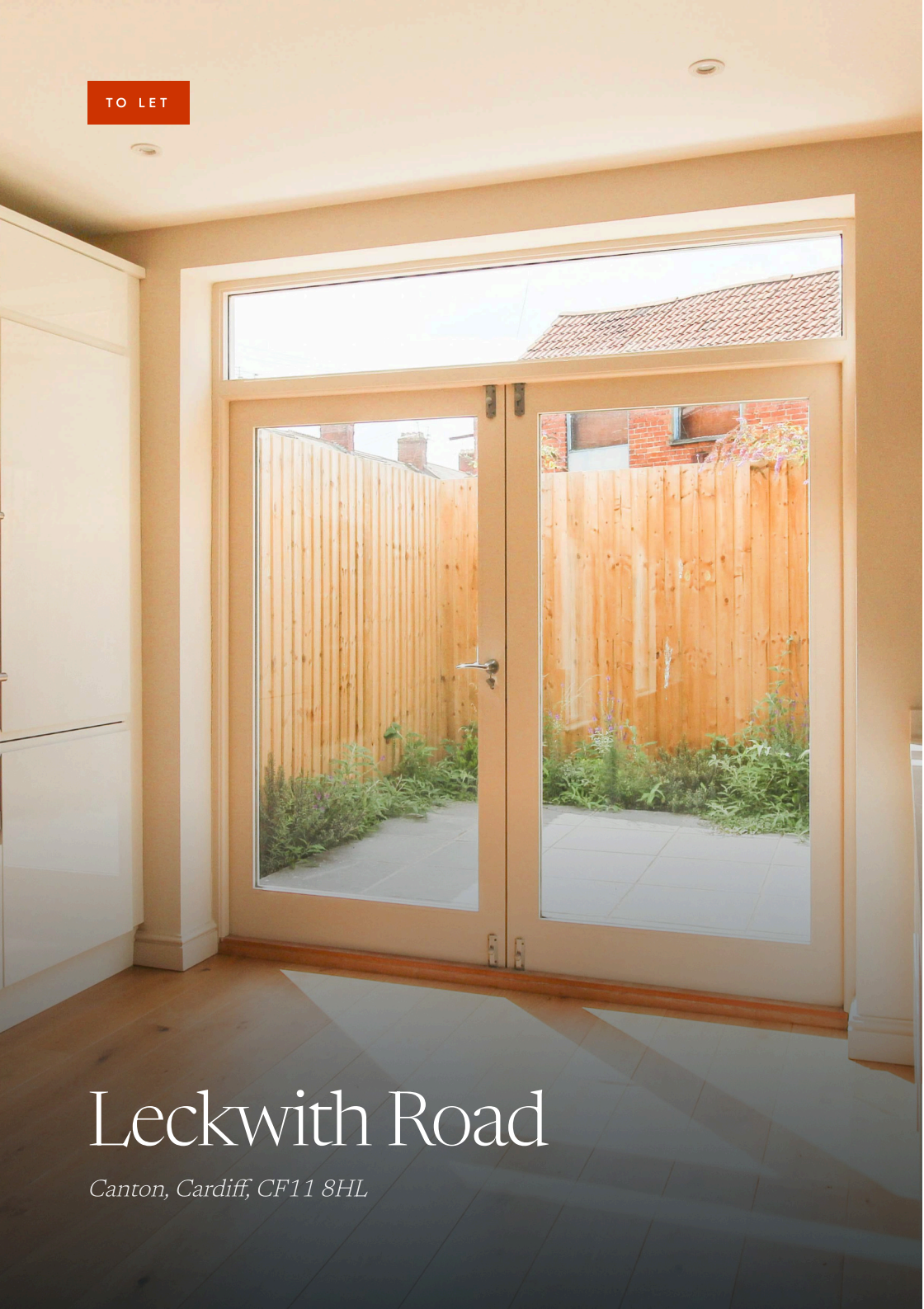

TO LET

Leckwith Road

Canton, Cardiff, CF11 8HL

CANTON, CARDIFF

Leckwith Road

Canton, Cardiff, CF11 8HL

MONTHLY RENT

£1,125

2 BEDROOMS

2 BATHROOMS

1 RECEPTION

2 DOUBLE BEDROOMS

SET OVER TWO FLOORS

BAY FRONTED LOUNGE

GREAT CENTRAL LOCATION



THE PROPERTY

A stunning two bedroom duplex apartment which is set over two floors and benefits from a West facing enclosed rear garden. The accommodation comprises of a separate kitchen/diner with integrated appliances, bay fronted lounge, two double bedrooms, family bathroom and en suite shower room to the master bedroom. Available from the 15th January 2027 EPC Rating of C Council Tax of D 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.



INSIDE











ACCOMMODATION

PROPERTY TYPE	FLAT - DUPLEX
FURNISHED	FURNISHED OR UNFURNISHED
AVAILABLE FROM	15 JANUARY 2027
COUNCIL TAX	BAND D
EPC RATING	75 · POTENTIAL 76

Not to scale. Measurements are approximate and for illustration only.



Gemma Simmonite

LETTINGS VALUER / NEGOTIATOR

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PP

jeffreyross.co.uk

SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Council tax band is as advised by the landlord. A holding deposit, a security deposit and other permitted payments may apply; the current schedule is published at jeffreyross.co.uk/docs/lettings-fees.pdf. Client money protection: Client Money Protect, membership CMP001425. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk