



Apartment

# FLAT 2, 186 KINGS ROAD, CARDIFF, CF11 9DF

PCM

## £1,350

### FEATURES

- Two double bedrooms
- Newly fitted kitchen and bathroom
- Large living/dining room
- In the heart of Pontcanna



# 2 Bedroom Apartment located in Cardiff

Maison are pleased to offer this bright and spacious two bedroom second floor flat in the heart of Pontcanna.

The flat comprises of a large living/ dining room, two bedrooms, brand new fitted bathroom and kitchen.

The property is conveniently located a short walk to the bustling pavement cafe's, bars and boutique shops that Pontcanna has to offer and within walking distance to the city centre.

In order to secure the property we would be grateful if you could provide a holding deposit payment of one week's rent. This will go in its entirety towards the first month's rent. The holding deposit becomes non-refundable after 48 hours of payment being made (cooling-off period). Please NOTE there is a Right to retention of the holding deposit for failing to enter a Occupational Contract should a contract holder choose not to enter a Occupational Contract, or fail to take reasonable steps to enter a Occupational Contract.

The security deposit will be due once the references have passed. When the security deposit is received we will draft an Occupational Contract and the security deposit will be registered within 30 days of receiving.

The remainder of the first month's rent is required following successful completion of the referencing process, which is to be paid before your move in day.

Call us on

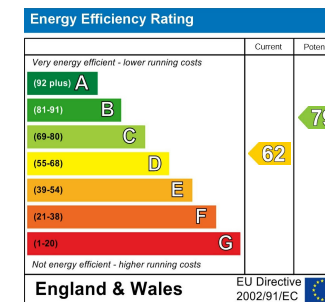
0292 009 0700

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## Council Tax Band

D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

