

# Victoria Park Road East

VICTORIA PARK, CARDIFF, CF5 1EG

£1,050 PER CALENDAR MONTH

**Hern & Crabtree**



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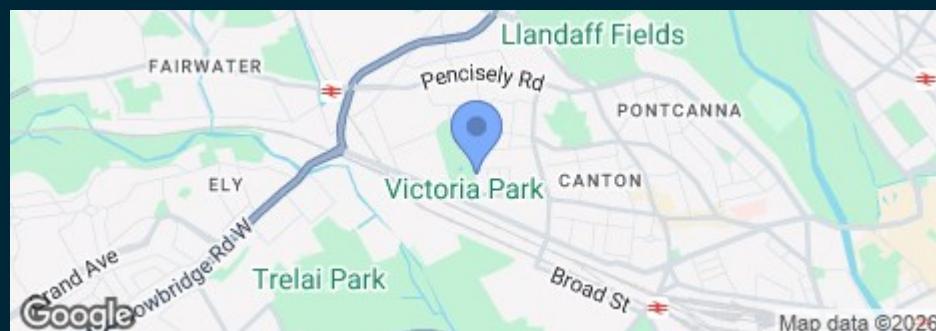
A spacious top floor duplex apartment, perfectly located on Victoria Park Road East, offering a delightful position overlooking Victoria Park. With light, spacious and versatile living space.

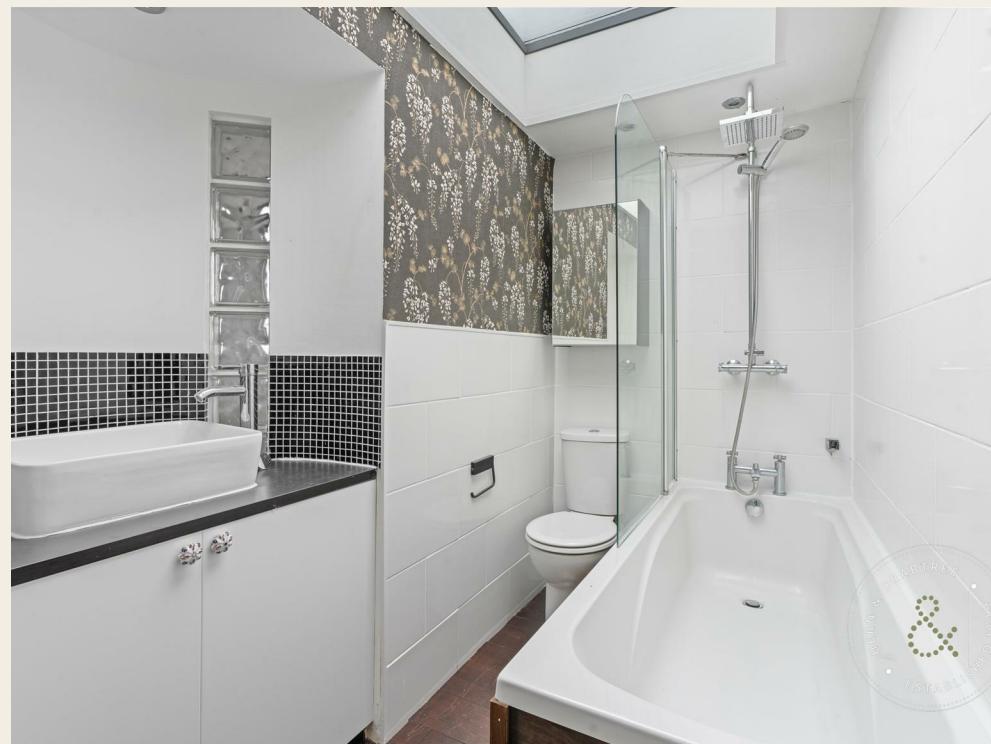
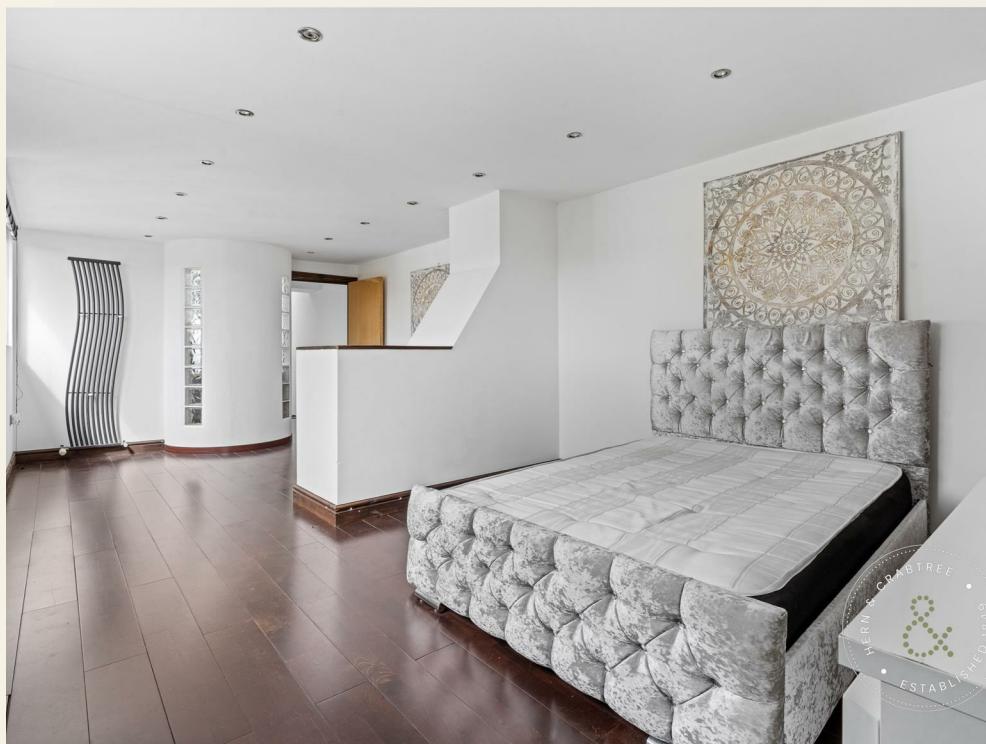
The accommodation briefly comprises: Communal Entrance Hall with stairs to the top floor, large open plan kitchen and living area, a more than generous size bedroom and modern bathroom, Spiral staircase from the lounge leading to a loft room which would make an ideal office.

Victoria Park Road East is placed across the way from ever so popular Victoria Park and benefits from being within walking distance to the shops, restaurants and cafes on Canton High Street.

EPC rating E Council Band E. Available Immediately. Un-furnished,

A holding fee of £150 will be payable to secure the property. This will be deducted from the final balance of the first month rent payable upon moving into the property subject to a successful application. Hern & Crabtree Ltd reserves the right to retain this payment should the applicant have provided false or misleading information at the time of application.





# Good old-fashioned service with a modern way of thinking.

