www.knights.uk.com

CARDIFF VALE CAERPHILLY BRISTOL





A fantastic opportunity to rent this beautifully refurbished one-bedroom flat, finished to a high standard throughout. Benefiting from a brand-new kitchen, modern shower room and new gas central heating boiler, ideally located close to Barry town centre and train station.

Comments by Ms Karen Snelson

Property Specialist

Ms Karen Snelson

Lettings Manager

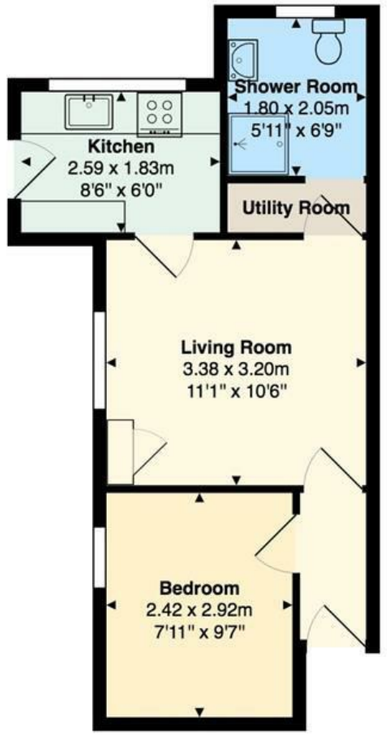
karen.snelson@knights.uk.com

I am pleased to offer my newly refurbished flat for rent. The property has been finished to a high standard, with a brand-new kitchen, modern shower room and new heating system. It is a lovely, comfortable home in a convenient location, and I hope the next tenant will enjoy living here as much as I have.

Comments by the Homeowner



Holton Road, Barry, CF63 4HS



Total Area: 30.4 m² ... 327 ft²

All measurements are approximate and for display purposes only





Holton Road

, Barry, CF63 4HS

PCM

£625 PCM

1 Bedroom(s) | 1 Bathroom(s) | 398.27 sq ft



Contact our

Knights Barry Branch

01446 700222

A beautifully refurbished one bedroom, unfurnished first floor flat, finished to a high standard throughout. The property benefits from a brand new fitted kitchen, complete with oven and hob, and a newly installed modern shower room and a new gas central heating boiler, providing efficient heating and hot water.

The accommodation comprises an entrance hallway, spacious living room, well proportioned bedroom, modern fitted kitchen and contemporary shower room.

Ideally located close to Barry town centre, the property is within easy reach of a range of local shops, amenities, public transport links and Barry train station, making it an ideal home for those seeking convenience and comfortable living.

EPC Rating: D
Deposit Required: £725

Applicants must have a combined annual income of £18,750 to pass referencing requirements.

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.



HALLWAY 2'10" x 6'03" (0.86m x 1.91m)

LIVING ROOM 10'06" x 11'01" (3.20m x 3.38m)

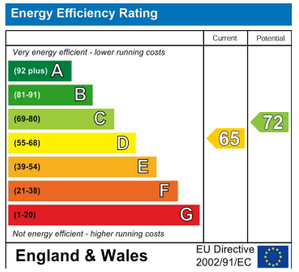
KITCHEN 8'06" x 6'0" (2.59m x 1.83m)

BEDROOM 9'07" x 7'09" (2.92m x 2.36m)

HALLWAY / UTILITY ROOM 5'11" x 2'01" (1.80m x 0.64m)

SHOWER ROOM 5'08" x 6'09" (1.73m x 2.06m)




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
72
England & Wales
EU Directive 2002/91/EC