



King Street, Cwm, Ebbw Vale

£700 pcm

Recently renovated throughout this two bedroom, 1st floor flat is situated in Cwm, close to local amenities and bus links, It includes a private entrance, kitchen, bathroom, lounge/diner, two bedrooms and a private enclosed garden.

To view this property please contact Smart Let Wales.

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garden | Newly refurbished |

01495239686

info@smartletwales.co.uk

*****Available Now*****

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Council Tax Band: A (BGCBC)

Deposit: £700

Holding Deposit: £161.53

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Accessibility measures: Not suitable for wheelchair users

Kitchen

w: 3.54m x l: 2.8m (w: 11' 7" x l: 9' 2")

Smooth plastered ceiling and part cladded walls, vinyl flooring, radiator, UPVC double glazed door and window.

Kitchen includes a range of floor units with worktop, single bowl stainless steel sink, integrated electric oven and hob.

Bathroom

w: 1.52m x l: 3.26m (w: 5' x l: 10' 8")

Smooth plastered ceiling and part cladded walls, vinyl flooring, ladder style radiator, UPVC double glazed window.

Bathroom suite includes a full bath with mixer tap shower, pedestal washbasin and low level W.C

Lounge/diner

w: 4.03m x l: 4.31m (w: 13' 3" x l: 14' 2")

Smooth plastered ceiling and walls, carpet, two radiators, UPVC double glazed window to rear

Bedroom 1

w: 3.3m x l: 2.33m (w: 10' 10" x l: 7' 8")

Smooth plastered ceiling and walls, carpet, radiator, UPVC double glazed window to front

Bedroom 2

w: 2.27m x l: 3.28m (w: 7' 5" x l: 10' 9")

Smooth plastered ceiling and walls, carpet, radiator, UPVC double glazed window to front

Garden

Private fully enclosed garden with side gate

Please note

No smokers,

Affordability criteria for this property is £21,000 per annum, otherwise a Guarantor will be required.

Holding fee of one weeks rent

The holding deposit will be non-refundable should a tenant choose not to enter a tenancy agreement, or fail to take reasonable steps to enter a tenancy agreement.

On completion of a tenancy agreement the holding deposit amount will be deducted from the first month's rent payment.

Bond £700

COUNCIL TAX BAND = A (BGCBC)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.