



Maple Crescent, Griffithstown, Pontypool

£895 pcm

Two bedroom first-floor flat offering comfortable accommodation with two bedrooms, a separate kitchen, bathroom and WC. The property also benefits from a rear garden and small balcony. Situated in a convenient residential location, in a much sought after area.

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garden |

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

Smart Let wales are pleased to bring to market this recently improved two bedroom first-floor flat offering comfortable accommodation with two bedrooms, a separate kitchen, bathroom and WC. The property has been recently upgraded, with new carpet and a newly fitted kitchen and also benefits from a rear garden and small balcony providing valuable outdoor space. Situated in a convenient residential location, in the much sought after area of Griffithstown.

Council Tax Band: B (Torfaen)

Deposit: £895

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Accessibility measures: Not suitable for wheelchair users

Living room

w: 4.81m x l: 2.91m (w: 15' 9" x l: 9' 7")

smooth plastered walls and ceiling, carpet, radiator, UPVC double glazed window to front and door to small balcony

Bedroom 1

w: 3.39m x l: 3.87m (w: 11' 1" x l: 12' 8")

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

Bedroom 2

w: 3.31m x l: 2.67m (w: 10' 10" x l: 8' 9")

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

WC

w: 0.73m x l: 1.75m (w: 2' 5" x l: 5' 9")

Smooth plastered walls and ceiling, vinyl flooring, UPVC double glazed window to rear, low level W.C

Bathroom

w: 1.47m x l: 1.75m (w: 4' 10" x l: 5' 9")

Smooth plastered ceiling, tiled walls and tiled floor, radiator, UPVC double glazed window to rear, full bath with electric shower and pedestal washbasin.

Kitchen

w: 3m x l: 2.78m (w: 9' 10" x l: 9' 1")

Smooth plastered walls and ceiling, vinyl flooring, radiator, UPVC double glazed window to rear.

Range of wall and floor units with worktop, stainless steel sink, integrated gas hob and electric oven.

Garden

Enclosed area of lawn (currently overgrown but will be cut before new tenants move in)

Please note

No smokers,

Affordability criteria for this property is £26,850 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 £895

COUNCIL TAX BAND = B (Torfaen)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	61	72
(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.