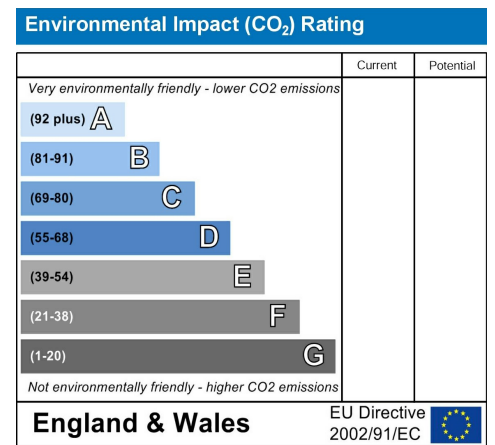
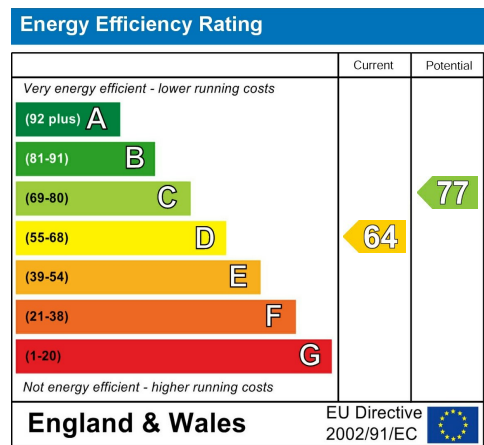


**Property Name:**  
*Office Street, Porth*

**Price:**  
*£700 Per Calendar Month*

**Qualifier:**  
*Per Calendar Month*



## The Bullet Points

- Available Now
- Modern fitted kitchen
- Contemporary bathroom suite
- Electric heating
- One-bedroom apartment
- Open-plan living/dining area
- Double bedroom
- Neutral décor throughout
- Well-laid-out internal accommodation
- Part of a small residential block

# The Main Text

Household Income to be considered for referencing: £21,000+

Flat 2 is a well-proportioned one-bedroom apartment in a small residential block. It offers clean, contemporary accommodation throughout. The property has neutral décor, providing a blank canvas for an incoming purchaser or tenant.

The accommodation comprises a brief entrance hallway giving access to all rooms. There is a spacious open-plan living and dining area with an adjoining kitchen. The double bedroom is well-sized. The modern bathroom has a white suite and a shower over the bath. The kitchen offers ample wall and base units with worktop space. This setup is ideal for everyday living.

The apartment benefits from good natural light. It has modern electric heating and low-maintenance flooring throughout the living areas. The bedroom accommodation is carpeted. This property offers a practical, efficient layout. It is ideal for single occupancy or a professional couple.

## Additional Information

Household Income to be considered for referencing: £21,000+

Rental Amount: £700

Deposit: £807 x5 weeks

0% Deposit Option Available

Please note: Applicants must have no active CCJs or IVAs to meet referencing criteria. Unfortunately, applications that do not meet these standards may result in an unsuccessful reference check and forfeiture of the holding deposit.

Type of home: Flat/Apartment

EPC Rating: D

Council tax band: Pending

Borough: Rhondda Cynon Taff

## Local Area

The property is situated within an established residential area, offering a convenient balance of local amenities and surrounding green space. Nearby facilities include shops, services, and everyday conveniences, making this an accessible and practical location for a range of occupiers.

## Transport Links

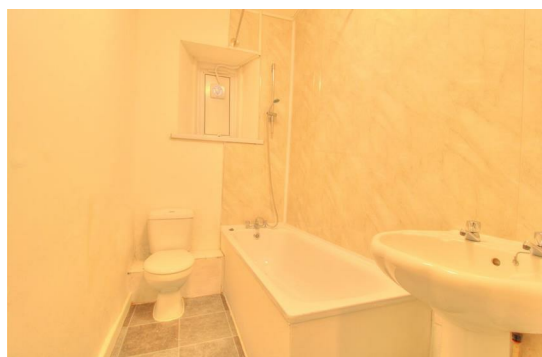
The area benefits from good transport links, with nearby roads providing access to surrounding towns and city centres. Public transport options are also available locally, offering regular services suitable for commuting and day-to-day travel.

## Education

A selection of primary and secondary schools is available in the broader area, making the location suitable for a range of long-term living needs. Further education and training facilities are also accessible within a short commute.

# The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



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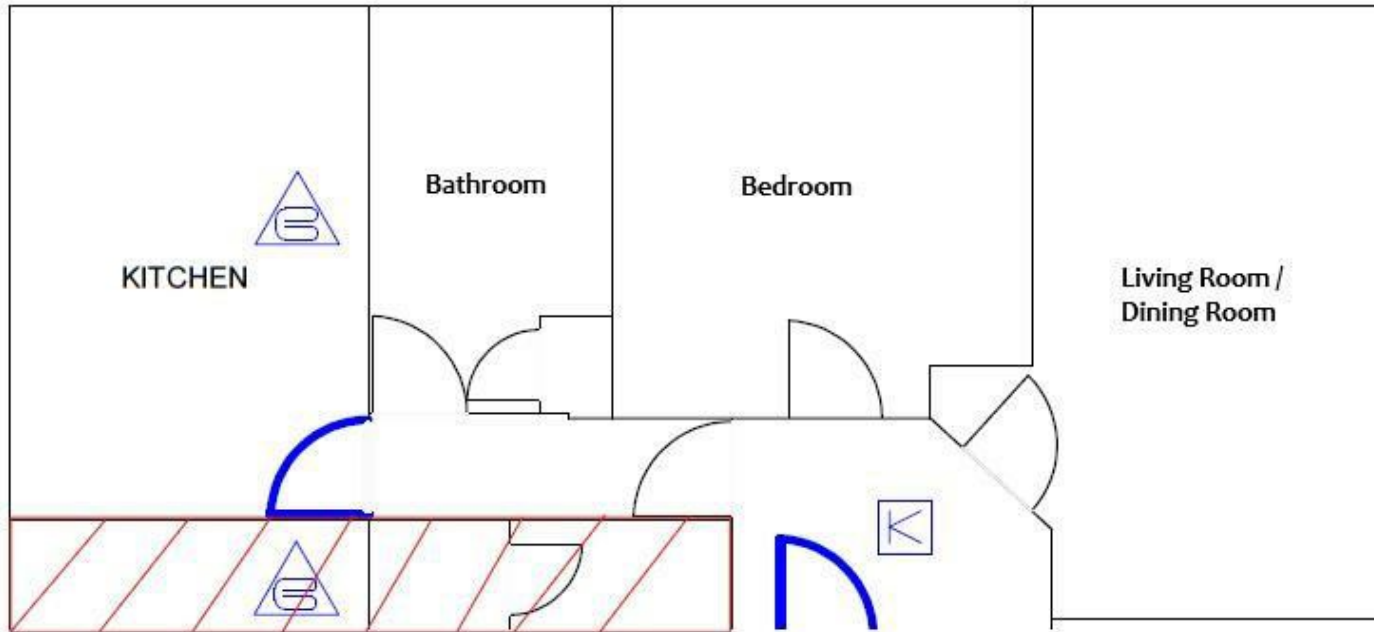
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# The Floorplan



# The Map

