

# The Overview

Property Name:  
**Office Street, Porth**

Price:  
**£750 Per Calendar Month**

Qualifier:  
**Per Calendar Month**



## The Bullet Points

- Two-bedroom apartment
- Spacious living/dining room
- Two well-proportioned bedrooms
- Neutral décor throughout
- Well-maintained residential block
- Available to rent
- Separate fitted kitchen
- Modern bathroom suite
- Electric heating
- Ideal for professionals or sharers



# The Main Text

Household Income to be considered for referencing: £22,500+

Flat 7 is a well-proportioned two-bedroom apartment in a well-maintained residential block, offering bright, versatile accommodation arranged around a central hallway.

The living and dining room is a generous and flexible space, comfortably accommodating both lounge and dining furniture and benefiting from good natural light. This room provides an excellent everyday living area suitable for both relaxing and entertaining.

The separate fitted kitchen is positioned off the hallway. It comprises a range of wall and base units with worktop surfaces, tiled splashbacks, an extractor hood, and space for essential appliances.

There are two bedrooms, both finished in neutral décor with fitted carpeting. The principal bedroom is a well-sized double, while the second bedroom offers a versatile space suitable for a guest room, home office, or second bedroom, depending on requirements.

The bathroom is modern in style and fitted with a white suite comprising a bath with a shower over, a wash hand basin, and a WC, complemented by contemporary tiled finishes.

Overall, Flat 7 offers spacious, low-maintenance accommodation in a convenient location, making it particularly well-suited to professional tenants seeking a larger apartment within a well-managed block.

## Additional Information

Household Income to be considered for referencing: £22,500+

Rental Amount: £750

Deposit: £865 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 convenient access to local shops, amenities, and everyday services. The location offers a practical balance of residential living and proximity to nearby town centres.

## Transport Links

The area benefits from good transport links, with nearby roads providing access to surrounding towns and city centres. Local public transport services are also readily available, making the property suitable for commuters.

## Education

A selection of primary and secondary schools is located within the wider area, along with further education facilities accessible via short journeys.

# ***The Photographs***

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



# ***The Photographs***

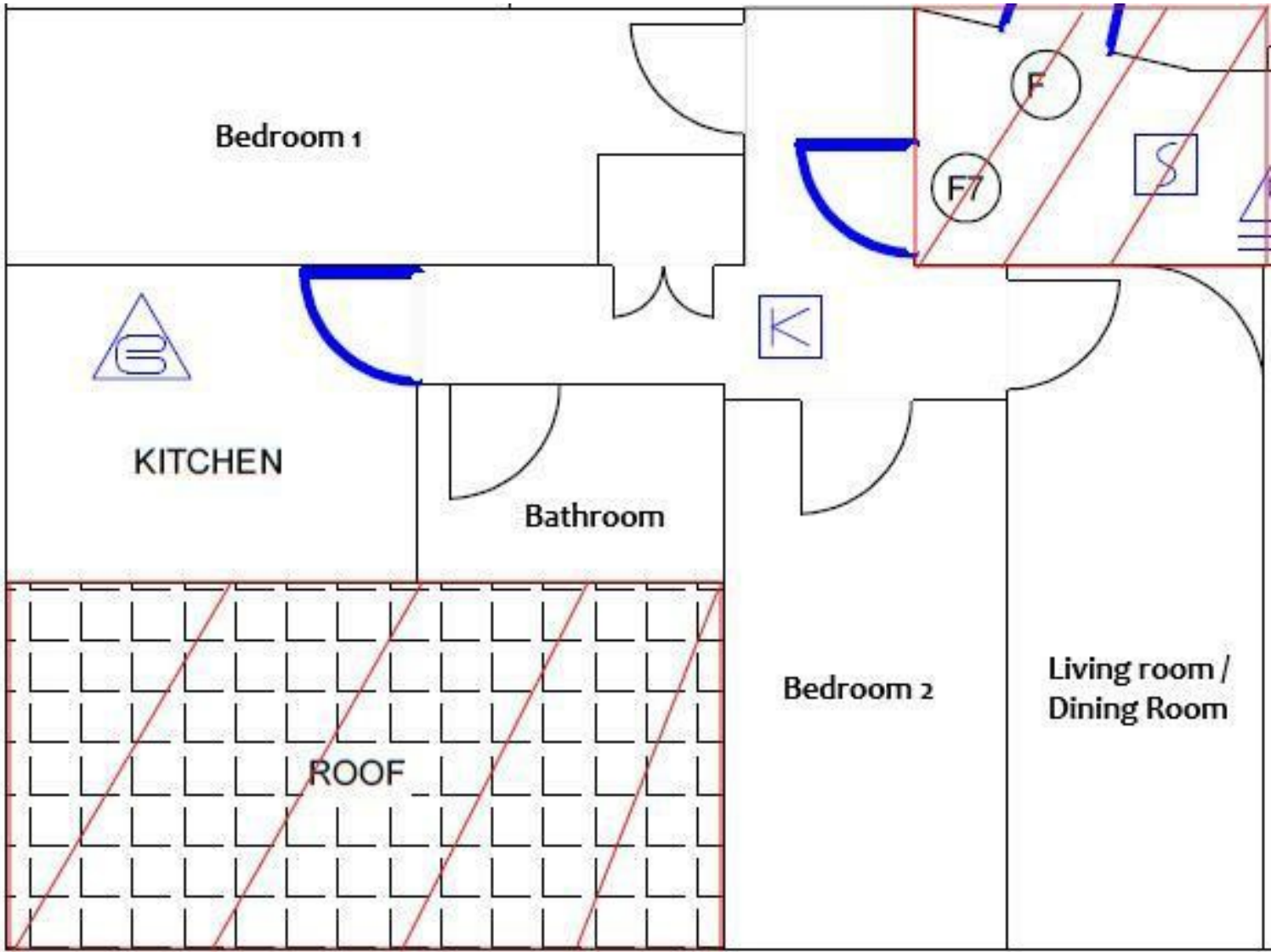
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# The Floorplan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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