



Salisbury Rd , Cathays, Cardiff, CF24 4AD  
£740 pcm | Available Now | 1 bedroom



- Part Furnished
- Close to City Centre
- All Double Bedrooms
- Central Heating
- Council Tax Band - B
- EPC Rating G

**\*\* ONE BEDROOM \*\* PART FURNISHED \*\* AVAILABLE FROM 11TH DEC\*\* FANTASTIC LOCATION \*\***

James Douglas Sales and Lettings is delighted to offer this fantastic 1 bed flat to rent. Located in the centre of CATHAYS, this is perfect if you are a student or working professional, with plenty of shops, cafe's and transport links to Cardiff City Centre. The property itself consists of an open lounge/bedroom/kitchen and a double bedroom. The flat also benefits from on street parking.

#### Key Details

Monthly Rent: £740.00

Deposit: £840.00

Holding Deposit: £170.00

EPC Rating: C [https://find-energy-certificate.service.gov.uk/find-a-certificate/search-by-postcode?=  
Council Tax Band: B](https://find-energy-certificate.service.gov.uk/find-a-certificate/search-by-postcode?=)

Council Tax Band: B

Building Materials: Unknown

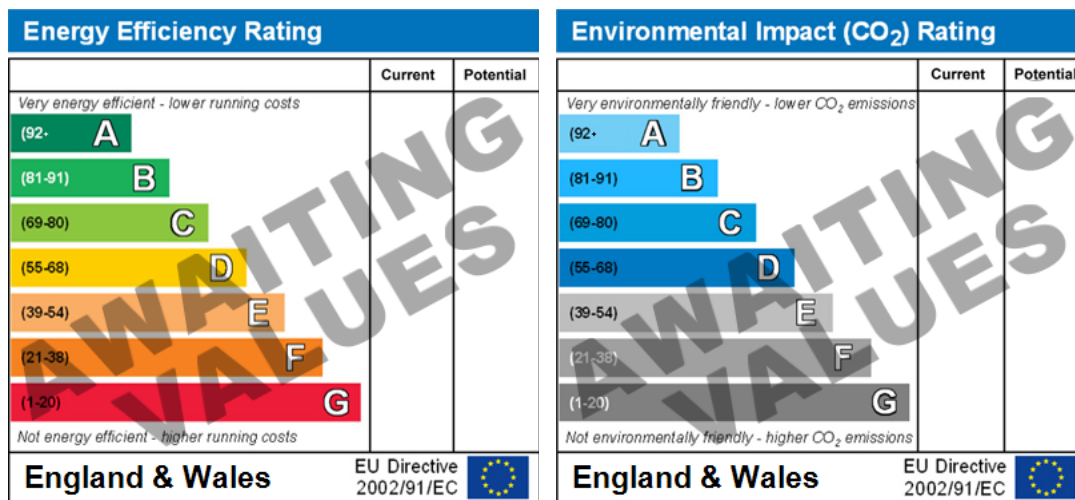
Sewerage Supply: Mains sewerage

Broadband Coverage: Virgin Media, Openreach 8 Mbps to 1000 Mbps

Mobile Coverage: Limited EE Voice and Data, no other issues known/

Utility Supplies: Electrical supply and gas central heating

Water Supply: Unknown if metered or unmetered



#### Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

#### Before the tenancy starts (payable to James Douglas)

- Holding Deposit: One week's rent
- Security Deposit: Usually a deposit equivalent to 5 weeks rent will be charged, except where the annual rent exceeds £50,000 (deposit equivalent to 6 weeks rent) or a pet is agreed at the property (additional deposit of £100 per pet)
- Rent Arrears. Chargeable from 7 days arrears, calculated on the interest at 3% above Bank of England base rate
- Payment for a breach of the tenancy agreement up to the prescribed limit

#### During the tenancy (payable to the landlord/managing agent if permitted and applicable)

- Utilities: gas, electricity, water
- Communications: telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

#### Other permitted payments

- Any other permitted payments, not included above, under the relevant legislation including contractual damages and for the loss of a key or other security device

Tenant protection: James Douglas Sales & Lettings and Student Living by James Douglas are members of Propertymark and Lonsdale Insurance Brokers Ltd (client money protection schemes), and members of The Property Ombudsman redress scheme. You can find more details on our website.

**If you wish to rent a property as a company tenant, there is a £300 application fee.**