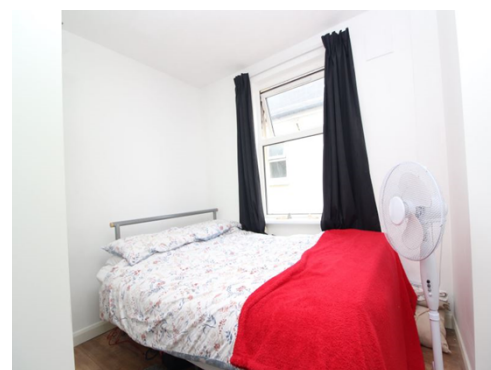
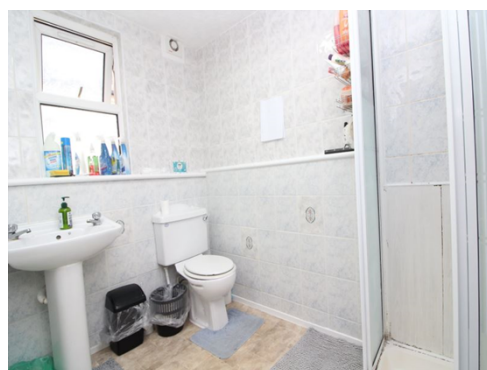




Flat 5 5 Marlborough Road , Penylan, Cardiff, CF23 5BT
£750 pcm | Available Now | 1 bedroom



- **Furnished**
- **Great Location**
- **Double Bedroom**
- **On Street Parking**
- **Close to City Centre**
- **EPC Rating G**

**** ONE BEDROOM FLAT ** FURNISHED ** AVAILABLE 21ST NOVEMBER** FANTASTIC LOCATION ** AVAILABLE WITH NO DEPOSIT OPTION ****

James Douglas Sales and Lettings is delighted to offer this fantastic first floor 1 bed flat to rent. Situated just a stone's throw from the popular Wellfield Road with excellent transport links and lots of local amenities in walking distance. The property itself consists of a large lounge/kitchen, shared bathroom with shower and double bedroom. The flat also benefits from on street parking.

Key Details

Monthly Rent: £750

Deposit: £850

Holding Deposit: £172

EPC Rating: D

Council Tax Band: A

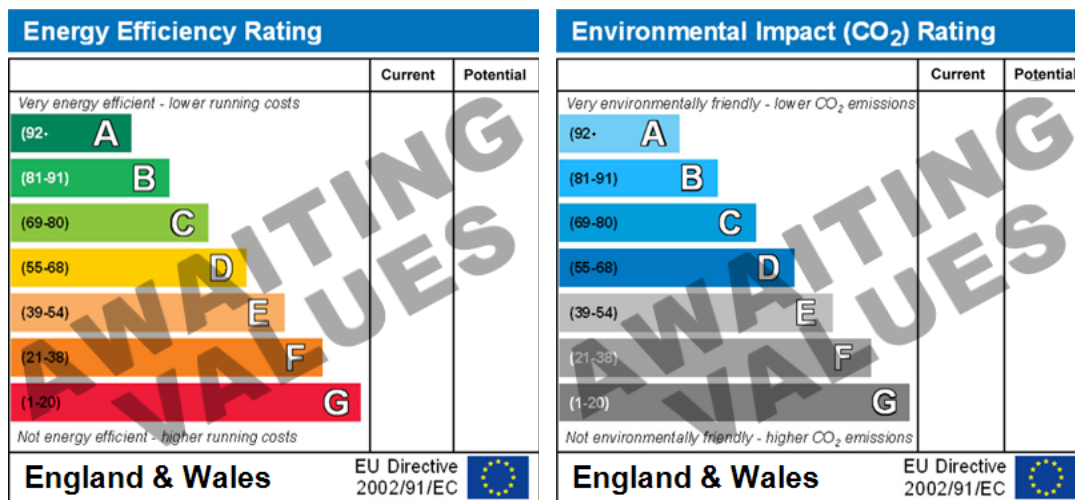
Building Materials: Brick

Sewerage Supply: Mains sewerage

Broadband Coverage: Virgin Media, Openreach 1 Mbps to 1000 Mbps

Mobile Coverage: Limited Voice and Data on 3 and Vodafone, Limited Data on O2

Utility Supplies: Electrical supply and gas central heating



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.