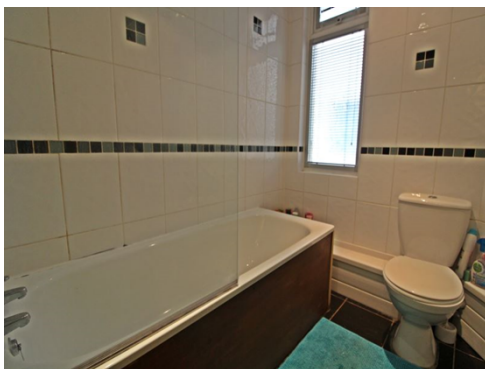




Glynrhondda St , Cathays, Cardiff, CF24 4AN
£835 pcm | Available Now | 1 bedroom



- **Furnished**
- **Double bedroom**
- **First floor flat**
- **Separate kitchen**
- **Close to city centre**
- **EPC Rating C**

**** AVAILABLE NOW ** ONE BEDROOM FURNISHED APARTMENT ** GREAT LOCATION ****

James Douglas are delighted to offer this one bedroom first floor apartment located within walking distance to Cardiff City Centre, Cardiff University, and the Students Union. This property comprises of a good-sized lounge, a separate kitchen with integrated appliances (washing machine, hob/oven, and fridge/freezer), Bathroom with a shower over bath, stairs leading to a double bedroom with built-in wardrobes. The property is furnished and benefits from gas central heating and double glazing throughout. This property would also suit a professional or student alike.

Rent - £835.00

Holding Deposit - £191.00

Security Deposit - £935.00

EPC Rating - C

Council Tax Band - B

Building Materials: Brick

Sewerage Supply: Unknown

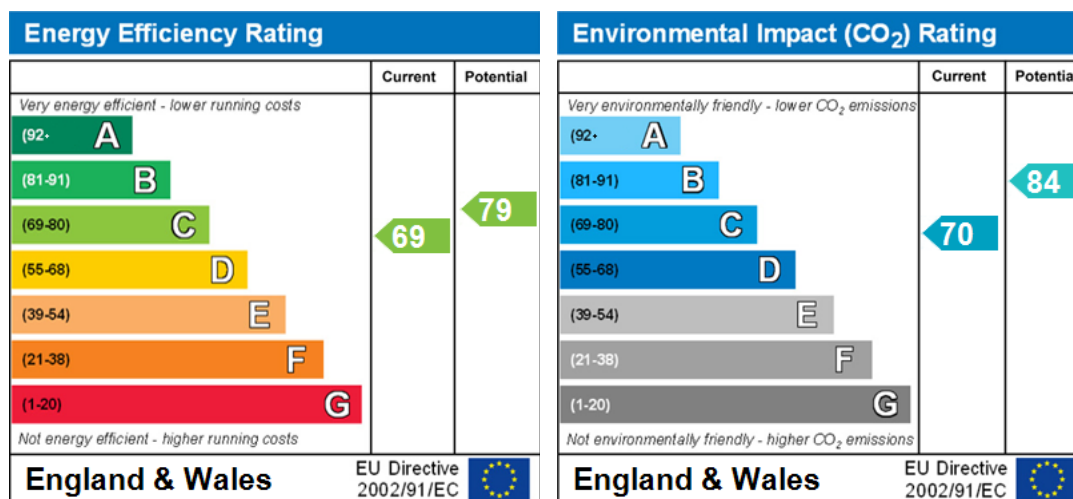
Broadband Coverage: Superfast - Download Speed - 104mbps - Upload Speed - 20mbps

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask agent

Parking Status: ON STREET PERMIT



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.