



**Blandon Way , Whitchurch, Cardiff, CF14 1EH**  
**£975 pcm | Available 12 February 2025 | 1 bedroom**



- **Unfurnished**
- **One Bedroom Apartment**
- **Fantastic Location**
- **Unfurnished**
- **Close to local amenities**
- **EPC Rating C**

**\*\* AVAILABLE 12TH OF FEBRUARY 2025 \*\* ONE BEDROOM FLAT \*\* RECENTLY DECORATED \*\* PRIVATE ENTRANCE \*\***

James Douglas are delighted to offer this one bedroom flat in the sought after area of Whitchurch. The property is situated just a stones from away form the Merthyr Road high street, with plenty of local shops and pubs. The flat is on the first floor, but it has its own private entrance via an outside staircase. The property has been recently decorated and comprises of a large kitchen, with white goods, a large living room that gets lots of natural light, a bathroom with bath and shower and a large double bedroom with built in storage.

Rent - £975.00

Deposit - £1,075.00

Holding Deposit - £224.00

EPC - C

Council Tax Band - C

Building Materials: Brick

Sewerage Supply: MAINS

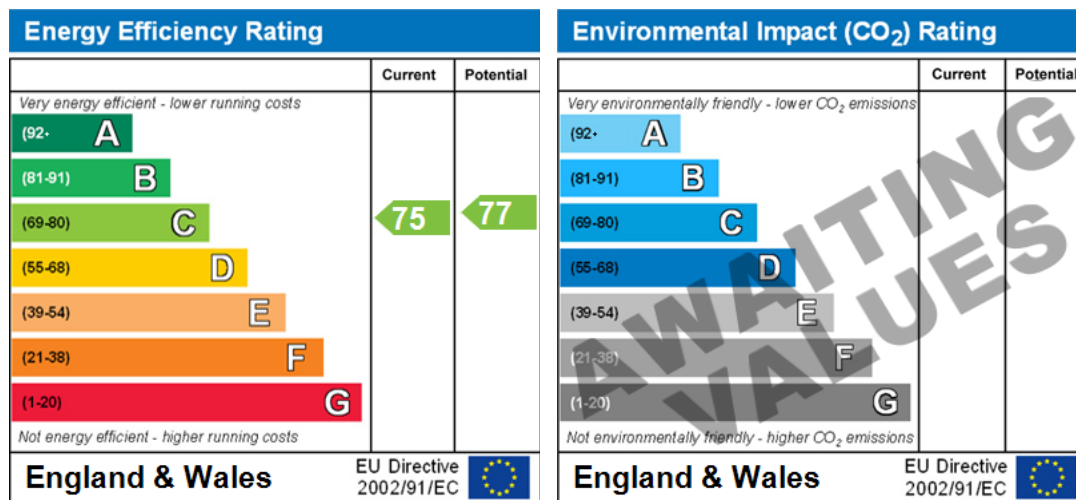
Broadband Coverage: Up to 80mbps download speed

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask agent

Parking Status: ON STREET NO 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.**