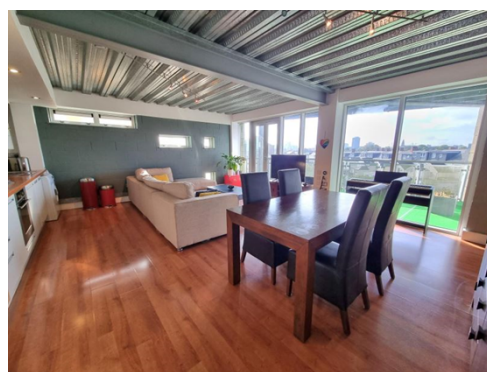




City Lofts , Crwys Road , Cathays, Cardiff, CF24 4PN
£1,000 pcm | Available 28 December 2024 | 1 bedroom



- **Furnished**
- **First Floor**
- **Fully Furnished to a High Standard**
- **Great Location**
- **Balcony with City Views**
- **Allocated Parking**
- **EPC Rating B**

**** AVAILABLE FROM 28TH OF DECEMBER ** ONE BEDROOM APARTMENT ** MODERN THROUGHOUT ****

James Douglas are delighted to offer this stunning industrial-style one-bedroom, first-floor apartment which is offered fully furnished. Entering the property there is a large hallway which accesses all rooms. The living space offers a large kitchen living space with a fully fitted kitchen including an integrated fridge-freezer, dishwasher and washing machine with laminate flooring and french doors leading to the large balcony with City views. A great-sized double bedroom with a Jack & Jill bathroom which includes a shower over the bath, sink and w/c. Allocated parking space available in the secure gated car park on the lower level and a short walk to local amenities and the city centre.

Rent: £1,000.00

Deposit - £1,100.00

Holding deposit: £229.00

EPC - B

Council Tax Band - D

Building Materials: Brick

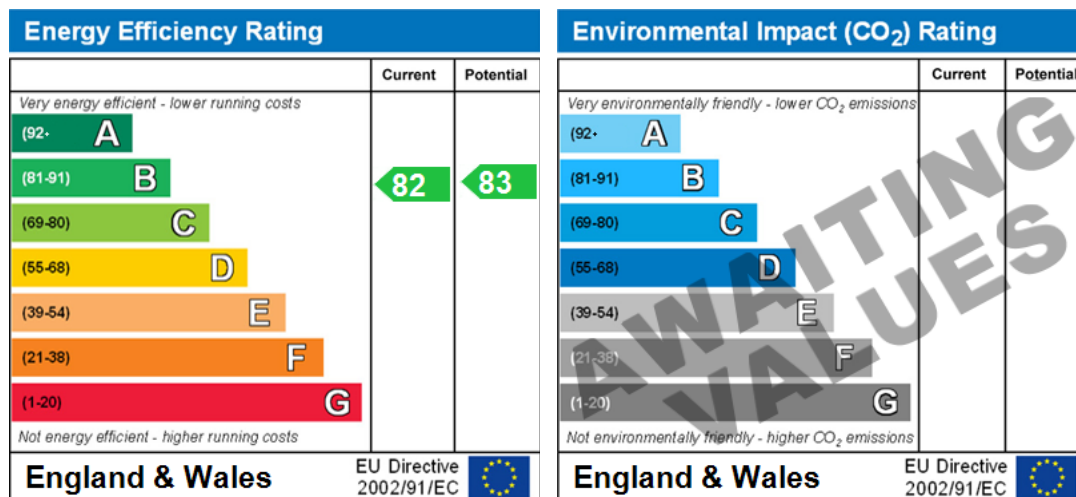
Sewerage Supply: Unknown

Broadband Coverage: Up to 77mbps download speed

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask agent



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.