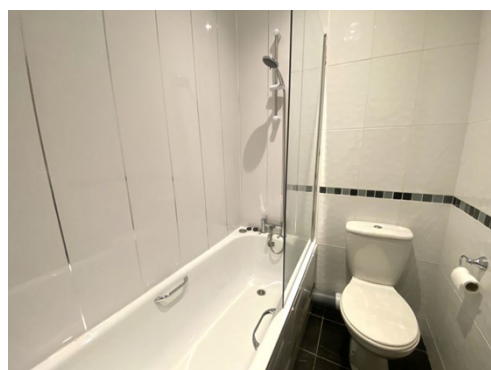




Crofts Street , Roath, Cardiff, CF24 3DY
£1,000 pcm | Available Now | 2 bedroom



- **Furnished**
-
- **EPC Rating G**

**** TWO BEDROOM FLAT ** AVAILABLE 6TH DECEMBER ** FURNISHED ** FANTASTIC LOCATION ****

James Douglas are delighted to offer this fantastic first floor 2 bedroom flat to rent on Crofts street. Set in the heart of Roath, this flat is in close proximity to Albany Road with its shops and restaurants, and transport links to Cardiff City Centre. The property itself consists of an open plan lounge/kitchen, 1 double bedroom, 1 single bedroom and a modern shower room. The flat also benefits from a rear courtyard and on street parking.

Monthly Rent: £1,000.00

Deposit: £1,100.00

Holding Deposit: £229.00

EPC Rating: C

Council Tax Band: B

Building Materials: Brick

Sewerage Supply: Mains sewerage

Broadband Coverage: Virgin Media, Openreach 7 Mbps to 1000 Mbps

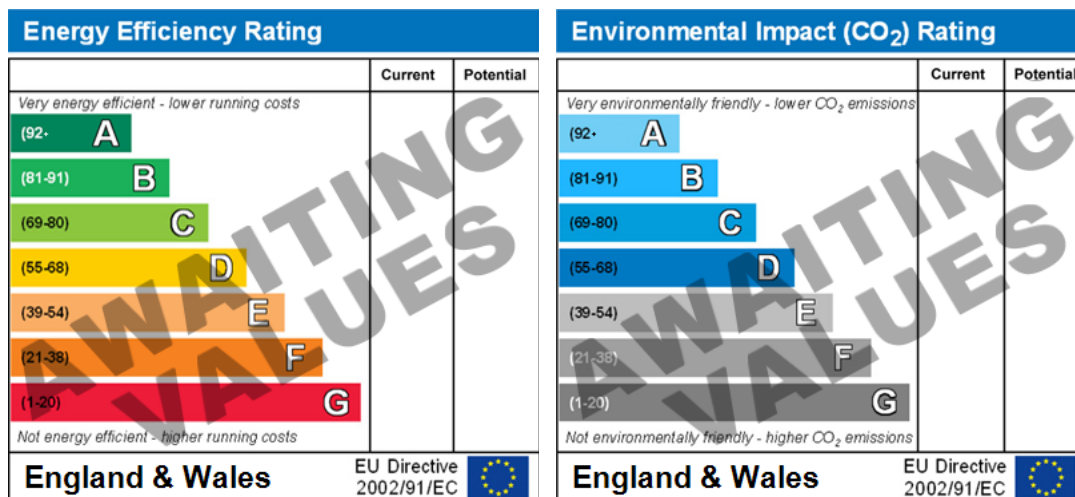
Mobile Coverage Limited Vodafone Data, no other issues known

Utility Supplies: Electrical Supply Only

Water Supply: Unknown if metered or unmetered

Parking Status: On street no permit

Restrictions - No known restrictions & rights (shared access to gardens or parking restrictions etc)



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.