



Richmond Road , Roath, Cardiff, CF24 3AS
£1,200 pcm | Available Now | 2 bedroom



- Furnished
-
- EPC Rating G

**** AVAILABLE 1ST DECEMBER ** MODERN TWO BEDROOM FLAT ** FURNISHED ** GREAT LOCATION ****

James Douglas are delighted to offer this modern, second floor two bedroom apartment situated on Richmond Road in Roath. Located just a short walk from an abundance of shops and restaurants, great transport links, and is just a 15-minute walk into Cardiff's City Centre. The property consists of a communal entry hallway leading to the second floor flat with a large modern open plan kitchen/lounge, shower room and two double bedroom. The property has been furnished and finished to a high standard and will ideally suit a professional couple/two professionals or a small family.

Rent - £1200

Holding deposit - £275

Deposit - £1300

EPC - D

Council Tax - B

Building Materials: Brick

Sewerage Supply: Mains

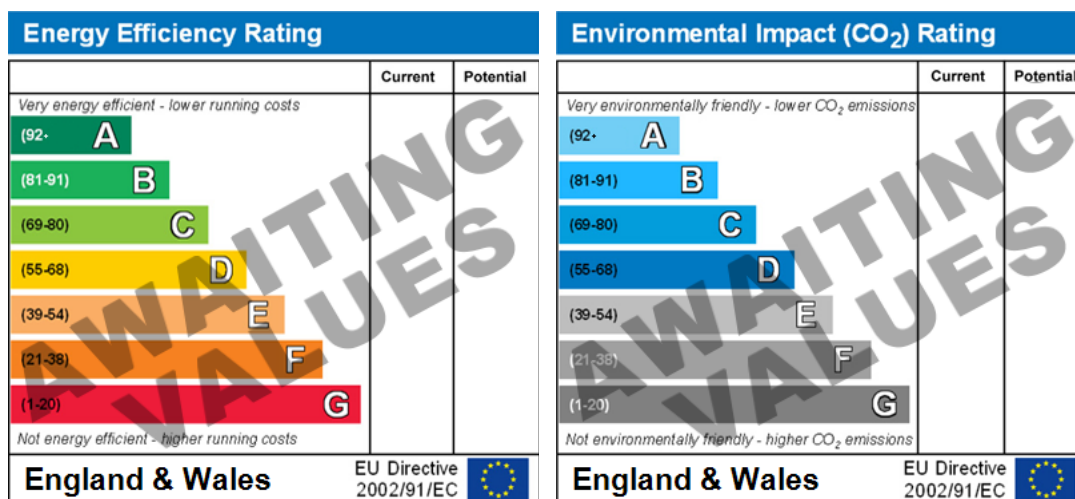
Broadband Coverage: Standard to Superfast available

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.