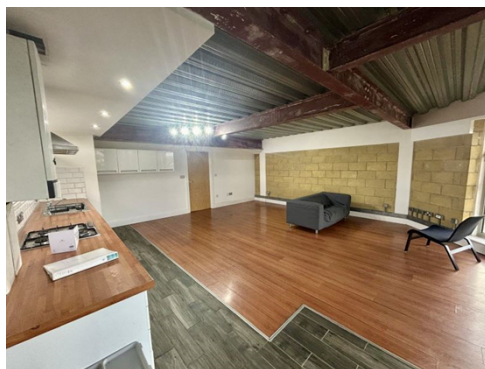
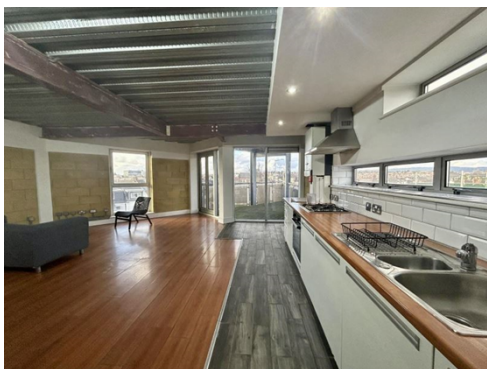




City Lofts , Cardiff, CF24 4PN  
£1,350 pcm | Available Now | 1 bedroom



- **Furnished**
- **One Bedroom Apartment**
- **Close to local amenities**
- **Fantastic Location**
- 
- **EPC Rating G**

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

James Douglas are delighted to offer this one-bedroom apartment, ideally located just a stone's throw from Cardiff city centre, offers a perfect combination of modern living and convenience. Situated close to local amenities such as shops, cafes, and excellent transport links, you'll have everything you need right on your doorstep. The apartment features a spacious open-plan lounge and kitchen, creating a light and airy space that is perfect for both relaxing and entertaining. The contemporary kitchen comes with high-quality integrated appliances, including a fridge, oven, and a gas hob. Underfloor heating throughout ensures a comfortable living environment year-round. Step outside onto the small balcony, where you can enjoy a breath of fresh air and the vibrant city surroundings. The apartment is offered part furnished, making it ideal for those looking to move in with ease.

Monthly Rent: £1,350.00

Deposit: £1,450.00

Holding Deposit: £310.00

EPC Rating: C

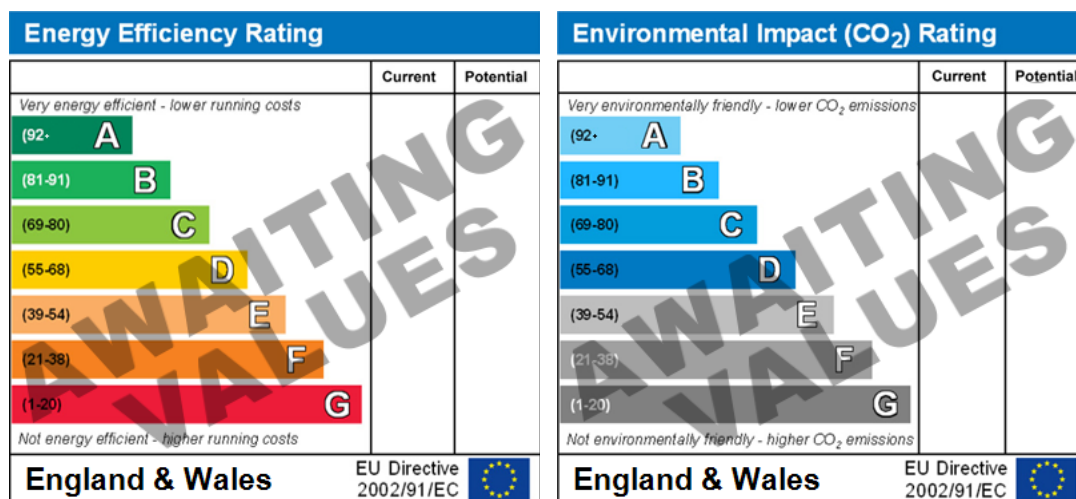
Council Tax Band: D

Building Materials: Unknown

Sewerage Supply: Unknown

Broadband Coverage: Superfast - Download speed - 77mbps

Mobile Coverage: No known issues



**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.**