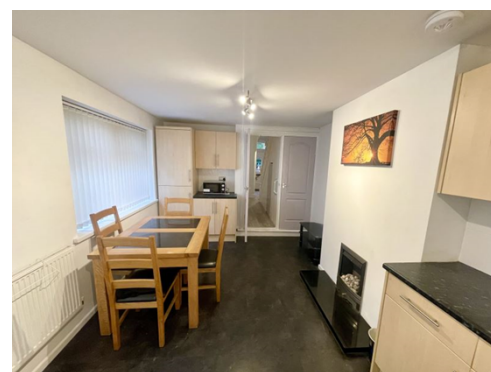




Allensbank Road , Cardiff, CF14 3PP  
£1,500 pcm | Available Now | 4 bedroom



- Furnished
- 
- EPC Rating G

**\*\* FOUR BEDROOM HOUSE SHARE \*\* AVAILABLE \*\* FULLY FURNISHED \*\* CLOSE TO CARDIFF UNIVERSITY HEATH CAMPUS \*\***

James Douglas are delighted to offer this fantastic four bedroom house share in Heath, Cardiff to rent. The property is in a fantastic location, close to plenty of local amenities and only a 15 minute walk to Cardiff University Heath Campus, perfect for working professionals working at the hospital or students. The property comes fully furnished and consists of lounge, kitchen/diner and double bedroom to the ground floor and three further double bedrooms and bathroom to the first floor. The house also benefits from an enclosed rear garden. On street parking available, permits may be required in areas.

### Key Details

Monthly Rent: £1500

Deposit: £1600

Holding Deposit: £344

EPC Rating: D

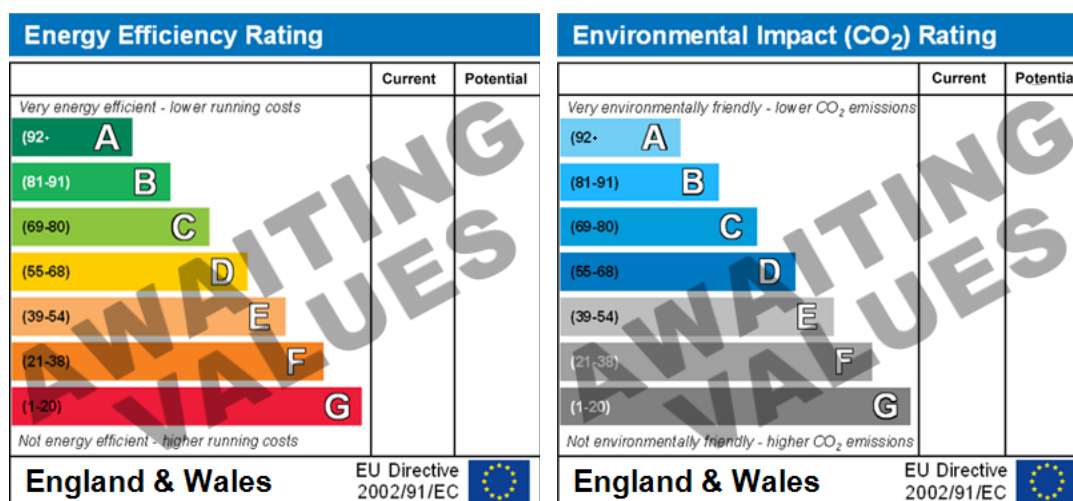
Council Tax Band: E

Building Materials: Brick

Sewerage Supply: Mains

Broadband Coverage: Up to 80mbps

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.**