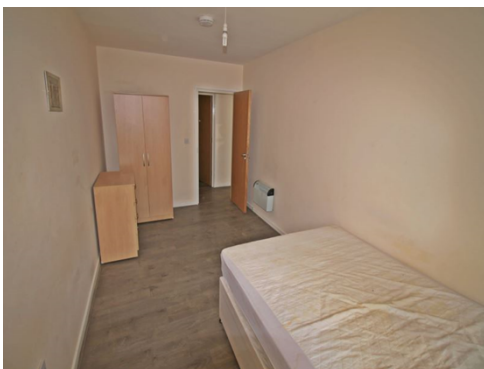




St Martins Row , Albany Road, Roath, Cardiff, CF24 3RP
£1,500 pcm | Available 03 July 2025 | 3 bedroom



- Furnished
- On Street Parking
- Top Floor
- Great Transport Links
- Spacious kitchen/lounge
- Close to city centre
- EPC Rating G

**Available JULY 2025

James Douglas/My Student Living are delighted to offer this fantastic 3 bed first floor apartment to rent. The property is in a fantastic location situated on the corner of Albany road offering an easy walk into the city centre or nearby train stations. The first floor property itself consists of 3 generously sized bedrooms, open plan kitchen dining/living area. A kitchen which has a washing machine, fridge/freezer and electric hob.

Monthly Rent: £1500.00 (£500.00 Per Person)

Deposit: £1600.00

Holding Deposit: £344.00

EPC Rating: D

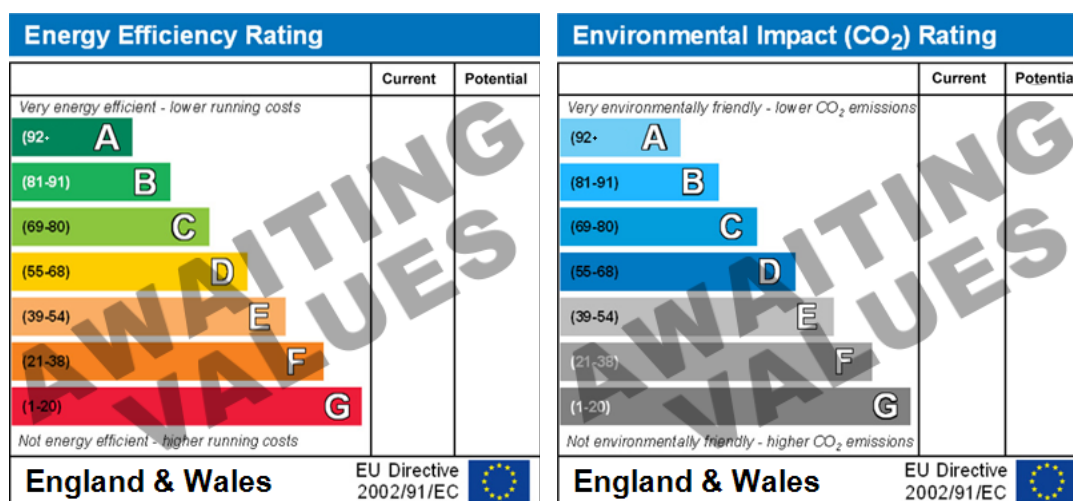
Council Tax Band: C

Building Materials: Brick

Sewerage Supply: Mains

Broadband Coverage: EE & Airband is available. Download speed can go up to 1000Mbps and Upload speed can go up to 220Mbps.

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.