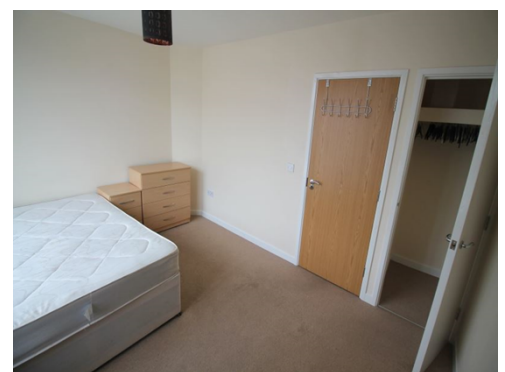
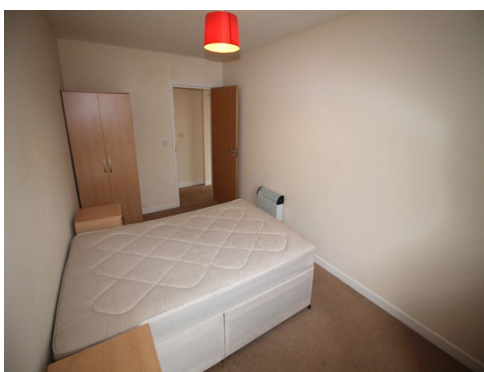




St Martins Row , Albany Road, Roath, Cardiff, CF24 3RP
£1,530 pcm | Available 03 July 2025 | 3 bedroom



- Furnished
- On Street Parking
- Laminate Flooring
- Central Heating
- Open lounge / kitchen
- EPC Rating G

**** AVAILABLE JULY 3RD 2025** THREE BEDROOM FLAT ** FURNISHED ** GREAT LOCATION ****

James Douglas are delighted to offer this three bedroom flat in Roath to rent. The property is in a fantastic location being only a short distance from Cardiff city centre and an abundance of local shops and restaurants. The property itself, set on the first floor with communal access, consists of a generous open plan living/kitchen area, three large double bedrooms, and bathroom with a bath with a shower over. Parking limited in the area and permitted on streets nearby.

Key Details

Monthly Rent: £1530.00

Deposit - £1630.00

Holding Deposit - £351.00

EPC - D

Council Tax Band: C

Building Materials: Unknown

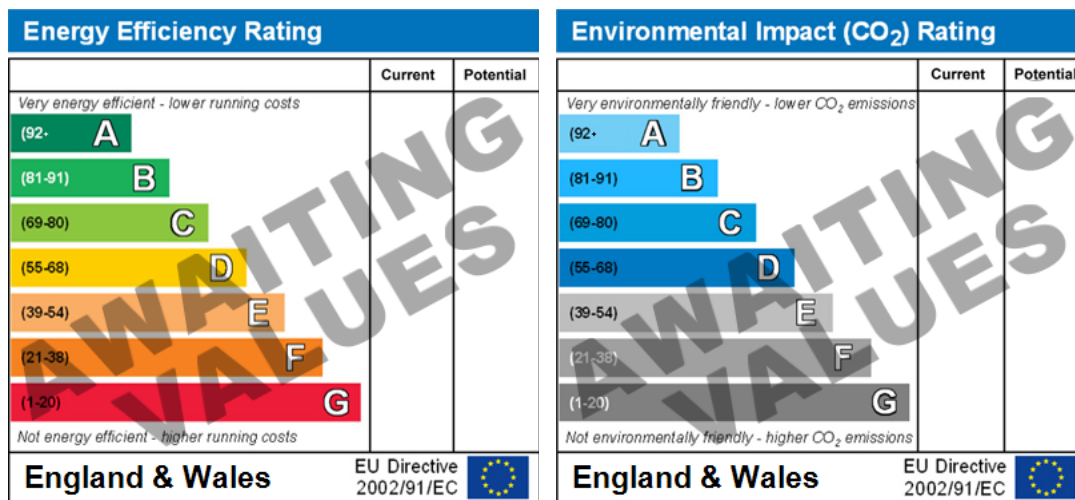
Sewerage Supply: Mains Sewerage

Broadband Coverage: Virgin Media & Openreach - Standard to Ultrafast speeds available

Mobile Coverage: No know issues

Utility Supplies: Electrical supplied by Octopus & electric heating (No gas)

Water Supply: Unknown if it is metered or unmetered



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.