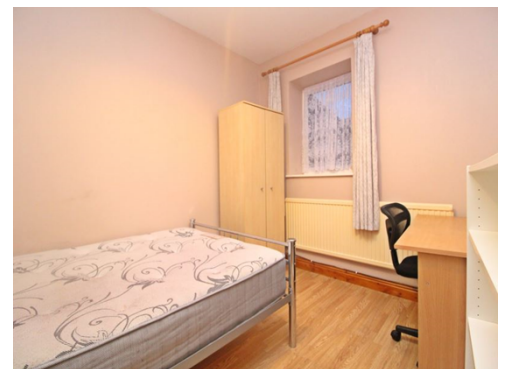




Inverness Place , Roath, Cardiff, CF24 4RU
£1,600 pcm | Available 04 July 2025 | 4 bedroom



- **Furnished**
- **Double Glazed**
- **Plenty of Storage Space**
- **Study**
- **All Double Bedrooms**
- **EPC Rating E**

AVAILABLE FOR UPCOMING 2025/2026 ACADEMIC YEAR

James Douglas Sales and Lettings are proud to market this SPACIOUS 4 double bedroom property situated in the heart of Roath, just minutes from the abundance of shops and restaurants on Albany Road and within walking distance to the city centre. The property itself consists of 4 double bedrooms, lounge/dining area, kitchen and a shared bathroom. All of which come fully furnished. The house also benefits from a generous rear outside space and has access to on street parking.

Key Details

Monthly Rent: £1600.00

Deposit: £1700.00

Holding Deposit: £367.00

EPC Rating: E

Council Tax Band: E

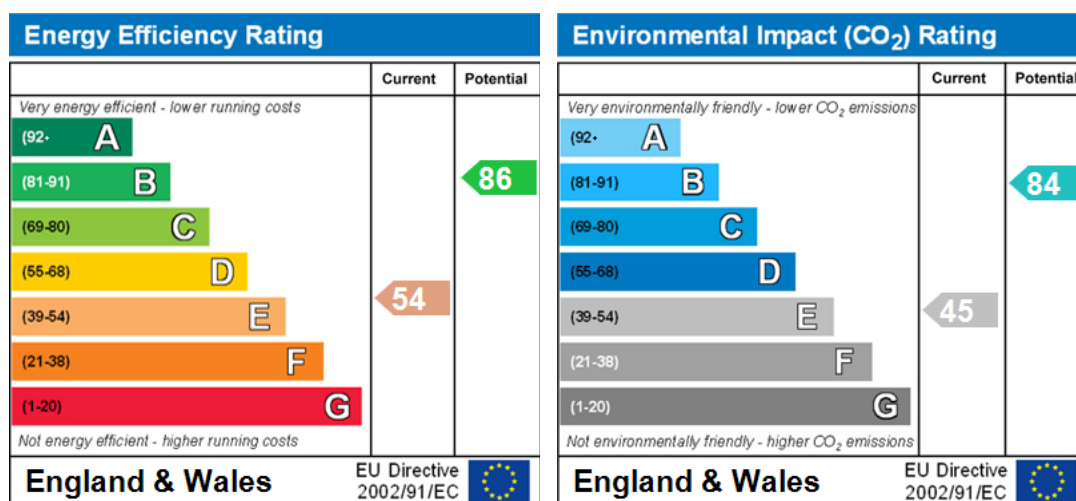
Building Materials: Brick

Sewerage Supply: Mains

Broadband Coverage: Coverage providers are EE, Three, Airband with up to 1000 Mbps download speed available and 220 Mbps upload

Mobile Coverage: No known mobile coverage issues

Utility Supplies: Electrical supply & gas central heating



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.