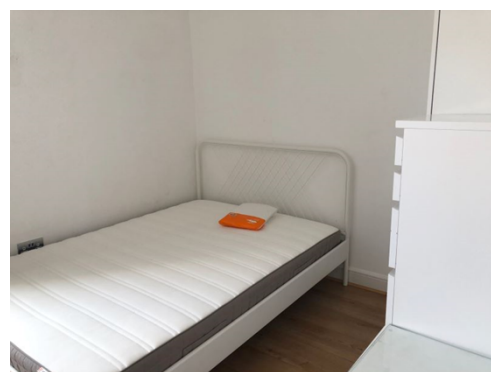
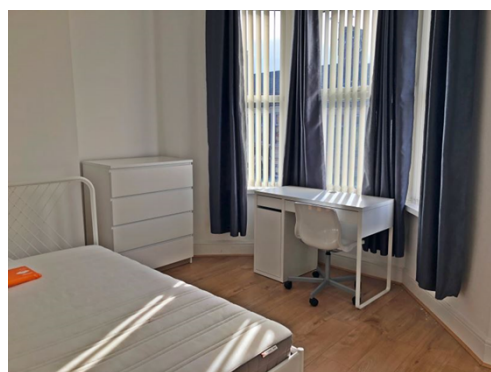
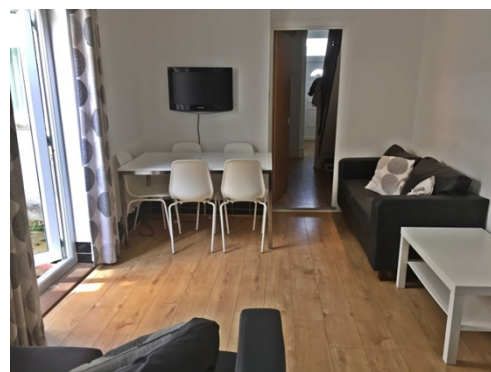




**Tewkesbury Street , Cathays, Cardiff , CF24 4QS**  
**£2,375 pcm | Available 31 July 2025 | 5 bedroom**



- **Furnished**
- **duplex**
- **Large Bedrooms**
- **Fully Furnished**
- **All Double Bedrooms**
- **Double Glazed**
- **Open lounge / kitchen**
- **EPC Rating D**

**\*\*AVAILABLE FOR THE 2025/2026 ACADEMIC YEAR\*\***

This luxury, modern 5-bedroom student/professional property is situated in the heart of Roath on Tewkesbury Street.

The property boasts 5 DOUBLE bedrooms, TWO bathrooms, and a STUNNING open plan kitchen/lounge complete with INTEGRATED appliances and a large american style fridge freezer. The property has been furnished and decorated to an extremely HIGH standard making it the perfect property for a group of students to enjoy during their time at University. The property is also within close proximity to Roath Park lake and Cardiff City centre.

Monthly Rent: £2375.00

Deposit: £2475.00

Holding Deposit: £545.00

EPC Rating: E

Council Tax Band: D

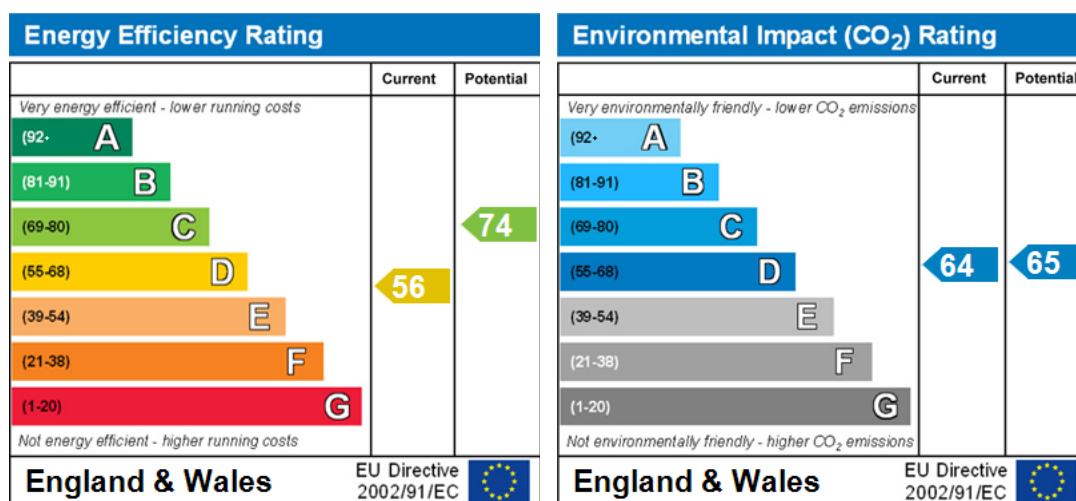
Building Materials: Brick

Sewerage Supply: Mains

Broadband Coverage: Virgin Media, open reach and more with a download speed of up to 1000Mbps and a download of 220Mbps.

Mobile Coverage: No Known 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.