



Marlborough Road , Roath, Cardiff, CF23 5BT
£500 pcm | Available 06 January 2025 | 9 bedroom



- **Furnished**
- **On Street Parking**
- **Bills Included**
- **House share**
- **All Double Bedrooms**
- **Garden**
- **EPC Rating E**

****FULLY FURNISHED DOUBLE BEDROOM** SHARED HOUSE ** AVAILABLE 6TH JANUARY ** AVAILABLE WITH NO DEPOSIT OPTION ****

James Douglas are delighted to offer this DOUBLE BEDROOM, located on Marlborough Road, within close proximity to Roath Park recreation grounds. The property offers a generous communal lounge area, three kitchens and three bathrooms with separate toilets. The room benefits from a double bed, wardrobe, chest of drawers, desk and chair. Rent includes water, electric, gas, internet and council tax.

Rent: £500.00

Deposit: £600.00

Holding deposit: £114.00

EPC - D

Council tax band - D

Building Materials: Brick

Sewerage Supply: Unknown

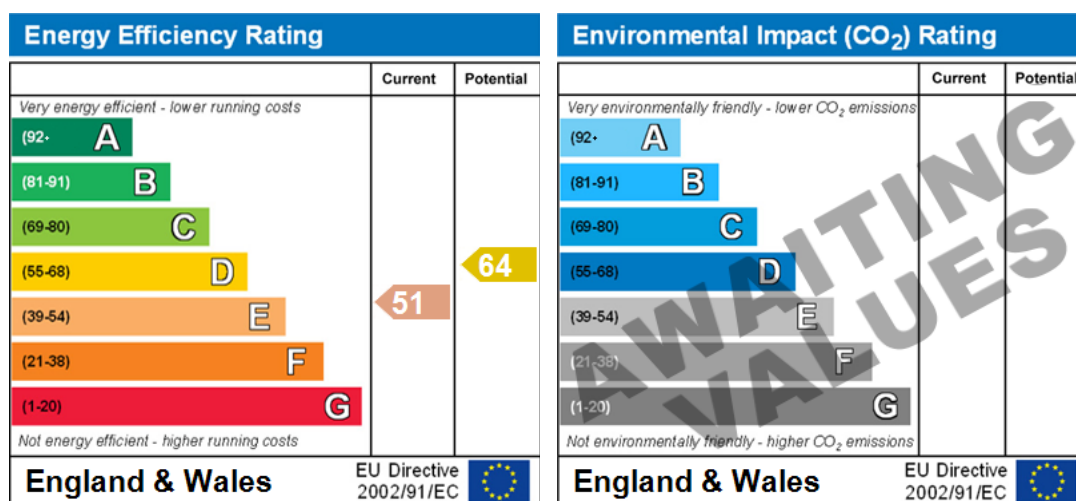
Broadband Coverage: Superfast - 209mbps download speed

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask agent

Parking Status: ON STREET PERMIT



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.