



Sion Street , Pontypridd, CF37 4SD
£895 pcm | Available Now | 2 bedroom



- **Furnished**
- **Close to local amenities**
- **All Double Bedrooms**
- **Large Lounge**
- **Off Road Parking**
- **EPC Rating G**

**** AVAILABLE FROM 20TH DECEMBER ** TWO BEDROOM GROUND FLOOR FLAT ** MODERN THROUGHOUT ** PRIVATE DRIVEWAY ** FULLY FURNISHED ****

James Douglas Sales and Lettings are delighted to market this spacious two-bedroom, ground floor flat situated in Sion Street, Pontypridd. Situated in a convenient location, within walking distance to Pontypridd town centre and Ynysangharad park, you will benefit from all of the local amenities such as train station and bus station withing 5 minutes of the property. The property itself is offered fully furnished and consists of open plan lounge and kitchen/diner, two double bedrooms with fitted wardrobes, family bathroom and an additional reception room with multiple uses. The flat also benefits from a private courtyard garden and a drive for off road parking.

Key Details

Monthly Rent: £895

Deposit: £995

Holding Deposit: £205

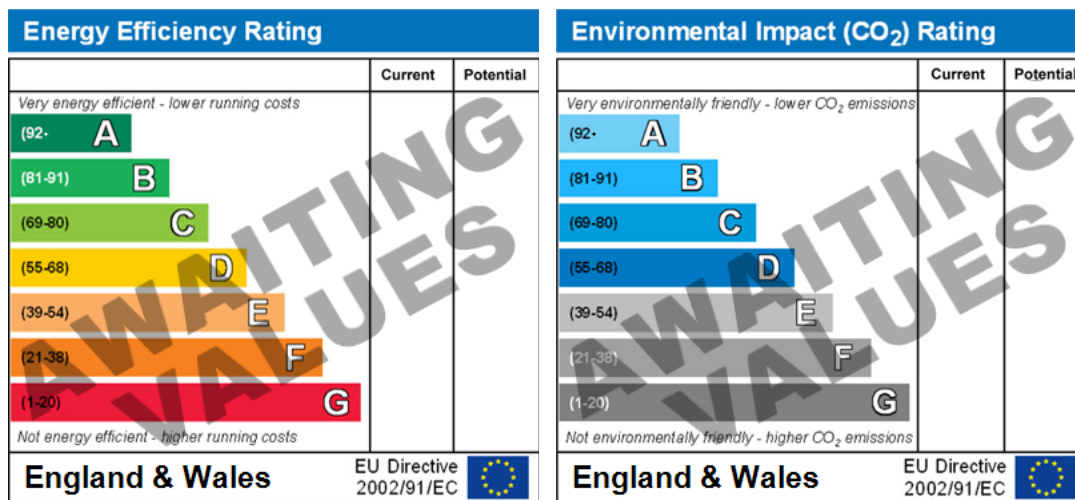
EPC Rating: C

Council Tax Band: A

Building Materials: Brick

Sewerage Supply: Mains

Broadband Coverage: Standard to Superfast Speeds Available



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.