



**Richmond Road , Roath, Cardiff, CF24 3AS**  
**£755 pcm | Available 07 February 2025 | 1 bedroom**



- **Furnished**
- **Close to City Centre**
- **Close to Roath Park Lake**
- **Close to local amenities**
- **First floor flat**
- **Fantastic Location**
- **Within Close Proximity to USW**
- **Great Transport Links**
- **EPC Rating C**

**\*\* ONE BEDROOM FLAT \*\* AVAILABLE 7TH FEBRUARY \*\* GREAT LOCATION \*\***

James Douglas are delighted to offer this spacious ONE BEDROOM FLAT, situated in the popular area of Richmond Road in Roath. This flat features a SPACIOUS DOUBLE BEDROOM, OPEN PLAN lounge/kitchen with bay frontage and a CONTEMPORARY BATHROOM.

Monthly Rent: £755.00

Deposit: £855.00

Holding Deposit: £173.00

EPC Rating: C

Council Tax Band: B

Building Materials: Brick

Sewerage Supply: Ask agent

Broadband Coverage: Download Speed - Superfast - 80mbps

Mobile Coverage: No known issues

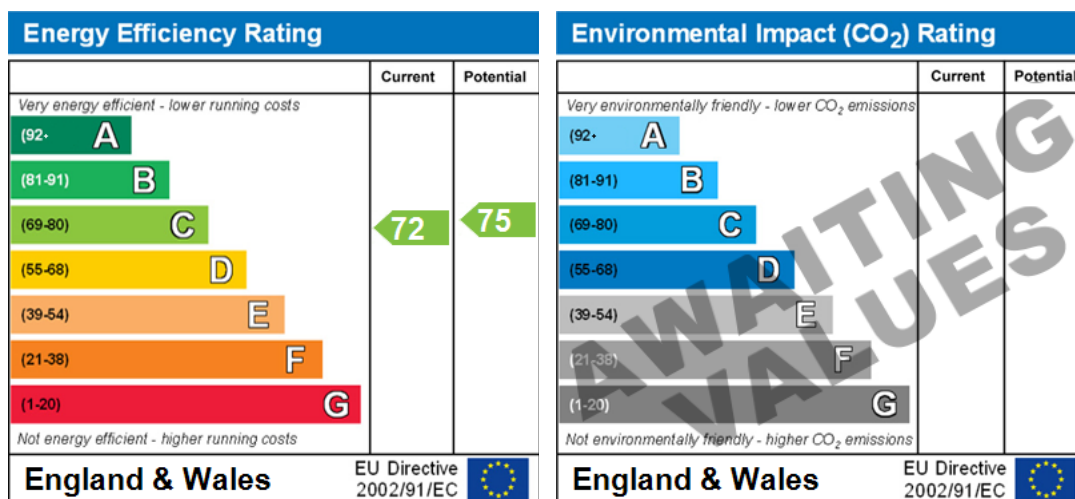
Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask agent

Parking Status: ON STREET PERMIT

Building Safety - No known issues

Restrictions - No known restrictions & rights (shared access to gardens or parking restrictions etc)



**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.**