



Marlborough Road , Roath, Cardiff, CF23 5BT
£550 pcm | Available 19 March 2025 | 1 bedroom



- **Furnished**
- **All Double Bedrooms**
- **House share**
- **Great Location**
- **On Street Parking**
- **EPC Rating D**

**** ROOM IN A SHARED HOUYSE ** AVAILABLE 19TH MARCH 2025 ** FURNISHED ** AVAILABLE WITH NO DEPOSIT OPTION ****

James Douglas are delighted to offer this double bedroom in a shared house, located on Marlborough Road. The property is in a fantastic location being within close proximity to Roath Park recreation grounds. The property is shared with two other bedrooms and 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. The property further benefits from from extra storage, a deposit free option and water, electricity, gas, internet and council tax included in the rent.

Monthly Rent: £550.00

Deposit: £650.00

Holding Deposit: £126.00

EPC Rating: D

Council Tax Band: D

Building Materials: Unknown

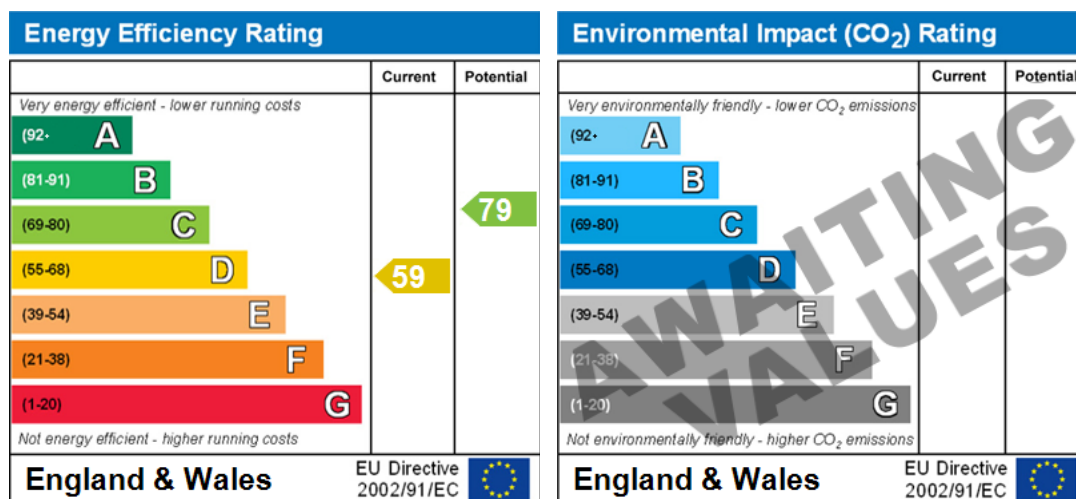
Sewerage Supply: Mains Sewerage

Broadband Coverage: Virgin Media - Ultrafast available

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Unknown if metered or Unmetered



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.