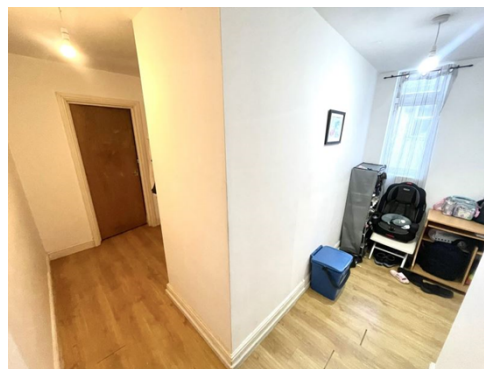




Claude Road , Roath, Cardiff, CF24 3QD
£990 pcm | Available 24 January 2025 | 2 bedroom



- Furnished
-
- EPC Rating G

**** TWO BEDROOM FLAT ** AVAILABLE 24TH JANUARY ** FURNISHED ****

James Douglas are delighted to offer this fantastic TWO bedroom flat to rent on Claude Road in the heart of Roath. The property is in a fantastic location being only a short walk from the city centre, Roath Park and plenty of local shops and restaurants. The property consists of a large open plan kitchen/lounge, two DOUBLE bedrooms with study/storage area next to it, and a bathroom with shower. The property is offered fully furnished and is of a high standard throughout with available on street parking.

Key Details

Rent: £990.00

Security Deposit: £1,090.00

Holding deposit: £227.00

EPC: E

Council Tax Band: B

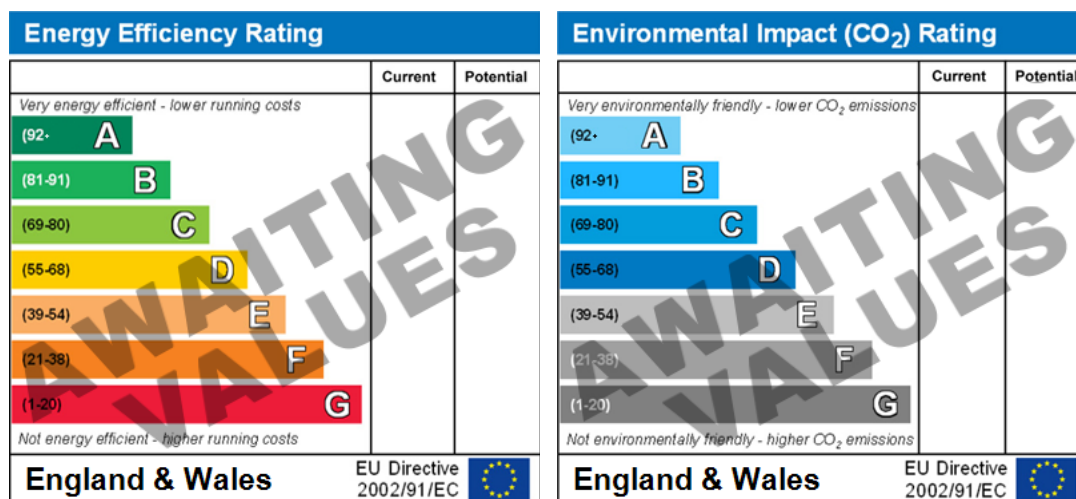
Building Materials: Unknown

Sewerage Supply: Mains Sewerage

Broadband Coverage: Openreach & Virgin Media - Standard to Ultrafast speeds available

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & Electric radiators



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.