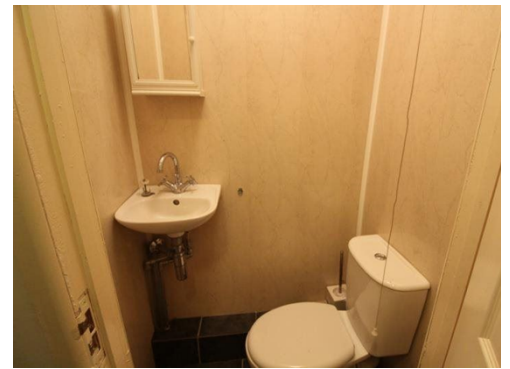




Sanquhar Street , Splott, Cardiff, South Glamorgan, CF24 2AB
£575 pcm | Available 30 April 2025 | 1 bedroom



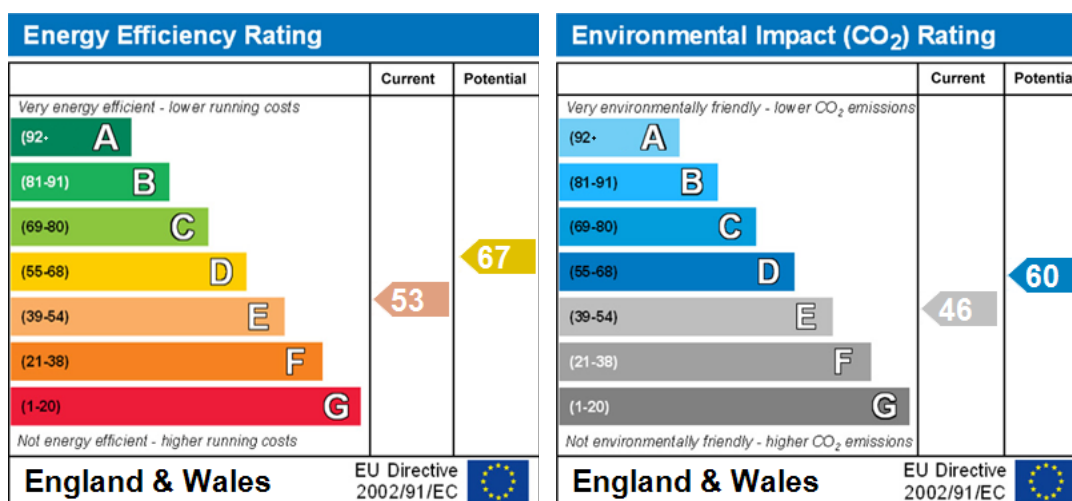
- Furnished
- Double Bed
- Generous Kitchen
- Large Garden
- Downstairs WC
- High Standard
- Bills Included
- EPC Rating E

**** SINGLE BEDROOM IN A HOUSE SHARE ** FURNISHED ** AVAILABLE 30TH OF APRIL ** PROFESSIONAL HOUSE SHARE ** AVAILABLE WITH NO DEPOSIT OPTION ****

James Douglas are delighted to offer this fantastic single room in a house share to rent. Located within close proximity to the City Centre and Queen Street Train Station, this room is perfect if you're looking for City living! The property itself consists of a jacuzzi bath, double shower, spacious lounge and kitchen. This rent includes gas, water, electricity, council tax, and internet. The house also benefits from a lovely garden and on street parking.

Key Details

- Monthly Rent: £575.00
- Deposit: £675.00
- Holding Deposit: £132.00
- EPC Rating: E
- Council Tax Band: C
- Building Materials: Brick
- Sewerage Supply: Mains sewerage
- Broadband Coverage: Virgin Media, Openreach 6 Mbps to 1000 Mbps
- Mobile Coverage: Issues with O2 data, no other known issues
- Utility Supplies: Electrical supply and gas central heating



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.