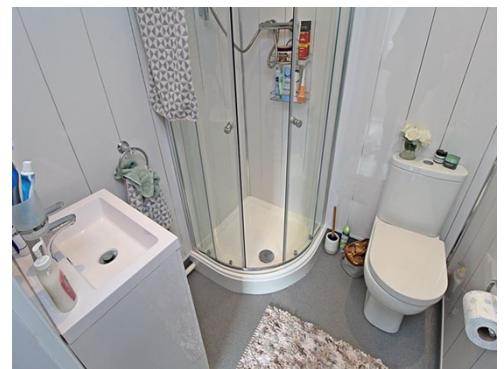




West Grove , Roath, Cardiff, CF24 3AN
£650 pcm | Available 06 March 2025 | 1 bedroom



- **Furnished**
- **High Standard**
- **Close to City Centre**
- **Laminate Flooring**
- **Bills Included**
- **EPC Rating D**

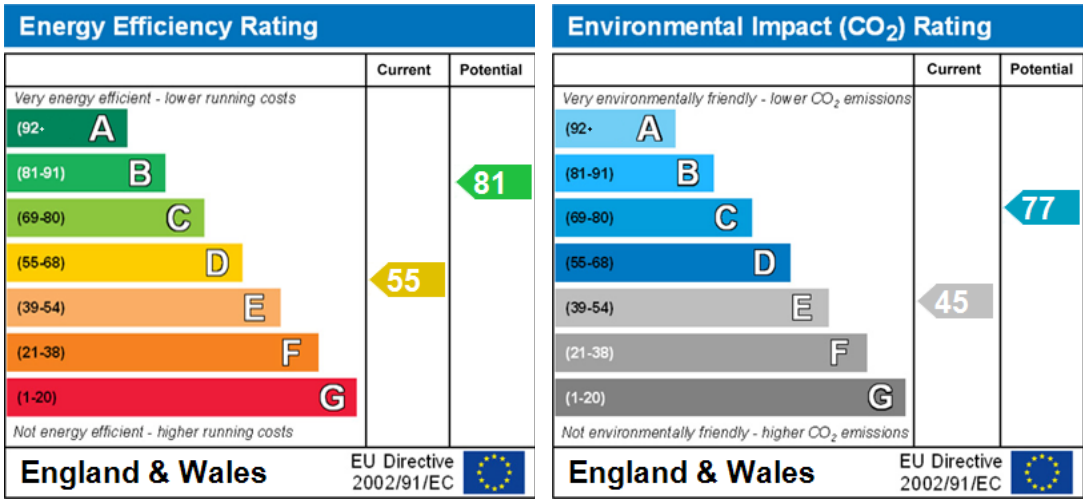
**** AVAILABLE MARCH 6TH 2025 ** ONE ROOM AVAILABLE IN A PROFFESIONAL HOUSE SHARE ** FULLY FURNISHED ROOM ** CLOSE TO CITY CENTRE ****

Description

James Douglas are delighted to offer this fantastic one bedroom in a professional house share, located on West Grove, Cardiff available to rent. This property is in a fantastic location just a short walk to the City centre of Cardiff. This property is close to many local amenities along with a very short walk to all public transport facilities. This property benefits of an en-suite, located on the ground floor bedroom with a shared kitchen facilities and shared garden access with the other rooms. Permit parking is available on streets near the property.

Key Details

- Monthly Rent: £650
- Deposit: £750
- Holding Deposit: £149
- EPC Rating: D
- Council Tax Band: G
- Building Materials: Brick
- Sewerage Supply: MAINS



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.