



The Parade , Roath, Cardiff, CF24 3AA
£780 pcm | Available 25 February 2025 | 1 bedroom



- **Part Furnished**
- **One Bedroom Apartment**
- **Double Bed**
- **On Street Parking**
- **Fantastic Location**
- **EPC Rating G**

**** STUDIO APARTMENT ** AVAILABLE 25TH FEBRUARY ** FURNISHED ** GREAT LOCATION ****

James Douglas are delighted to offer this studio apartment in Roath, Cardiff. The property is in a fantastic location being only a few minutes walk from Cardiff city centre and easy access to public transport. The property itself consists of open plan kitchen, lounge and bedroom along with a separate bathroom. On street parking available.

Monthly Rent: £780.00

Deposit - £880.00

Holding Deposit - £179.00

EPC - D

Council Tax Band: C

Building Materials: Brick

Sewerage Supply: Mains Sewerage

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

Mobile Coverage: No know issues

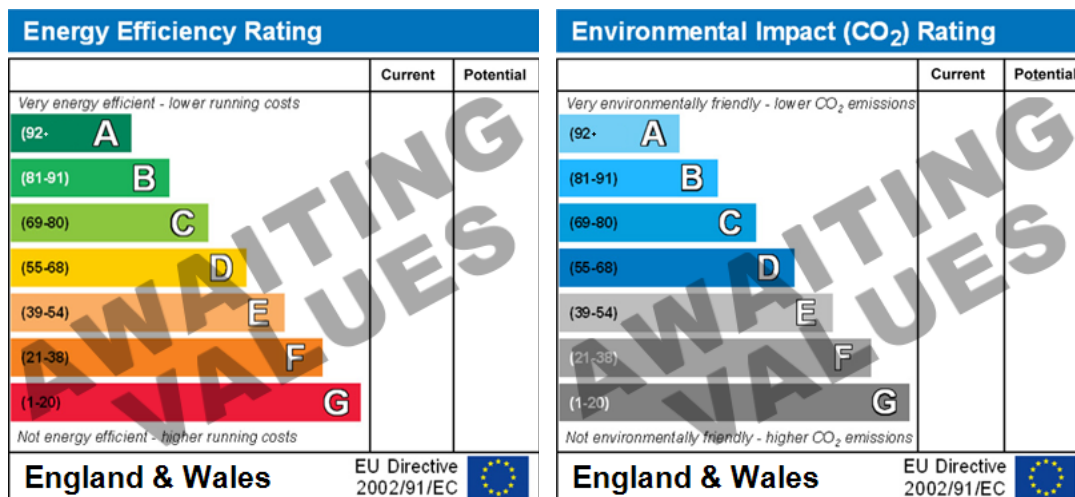
Current Electricity Supply: OVO Energy

Heating: Gas central heating - OVO Energy

Water Supply: Unknown if it is metered or unmetered

Parking Status: ON STREET PERMIT

Building Safety - No known issues



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.