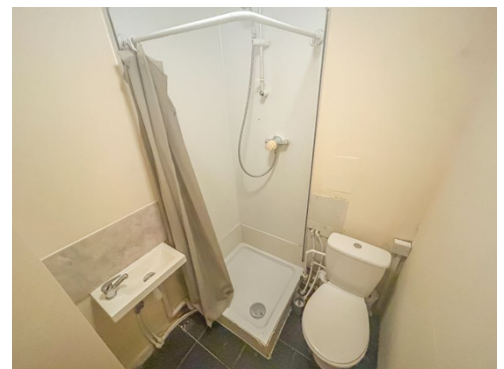
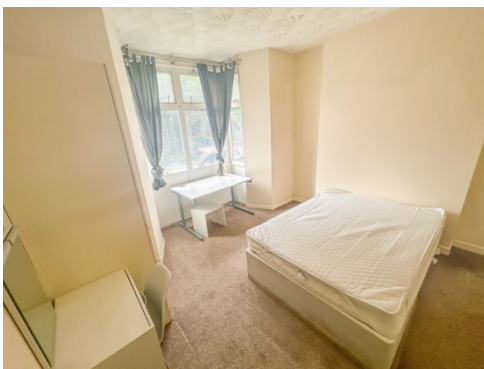


# My Student Living

TO LET

Broadway , Treforest, CF37 1BD  
£1,230 pcm | Available Now | 4 bedroom



- Furnished
- 
- EPC Rating G

**\*\* AVAILABLE NOW \*\* FOUR BEDROOM STUDENT HOUSE SHARE \*\* FURNISHED \*\* FANTASTIC LOCATION \*\***

My Student Living are delighted to offer this fantastic four bedroom student house share in Broadway, Treforest to rent. The property is in a fantastic location, close to local amenities and an ideal location to both Glyntaff and Treforest campus'. The property itself consists of one double bedroom and modern kitchen on ground floor, on the basement level there is a lounge and two shower rooms, on the first floor is the further three double bedrooms. The house also benefits from a good size communal garden accessed via the kitchen and on street parking available - permits may be required in areas.

### Key Details

Monthly Rent: £1,230.00

Deposit: £1,330.00

Holding Deposit: £282.00

EPC Rating: D

Council Tax Band: C

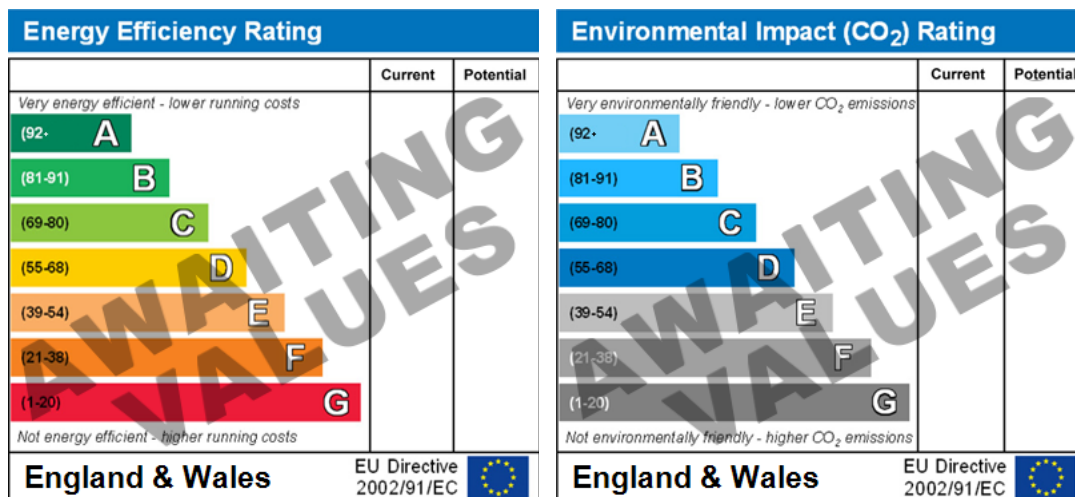
Building Materials: Brick

Sewerage Supply: Welsh Water

Broadband Coverage: Virgin Media&Openreach - Standard and Ultrafast Up to 16 - 1000mbps

Mobile Coverage: Issues may occur with certain providers

Utility Supplies: Electrical supply - Tomato Energy & gas central heating - Tru Energy



### 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.**