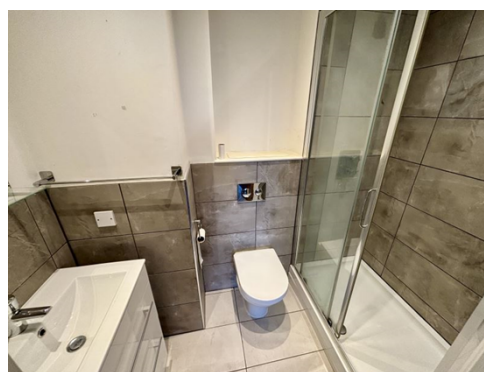




Hansen Court , Cardiff, CF10 5NX
£1,400 pcm | Available Now | 2 bedroom



- **Unfurnished**
- **On site Gym**
- **Two Bedrooms**
- **Two Bathrooms**
- **Fantastic Location**
- **EPC Rating G**

****TWO BEDROOM FLAT**SWIMMING POOL**GYM ACCESS**UNFURNISHED**AVAILABLE NOW**WATER RATES INCLUDED****

James Douglas are delighted to offer this two bedroom flat in Century Wharf Cardiff. Century Wharf is a gated community with a private concierge. Residents to the community have access to a swimming pool with hot tub and a gym. The flat itself comes with two double bedrooms, master with en-suite, a main bathroom with bath & shower and a large open plan living room/kitchen. The property further benefits from allocated parking for one car.

Key Details

Monthly Rent: £1,400

Deposit: £1,500

Holding Deposit: £321

EPC Rating: https: B

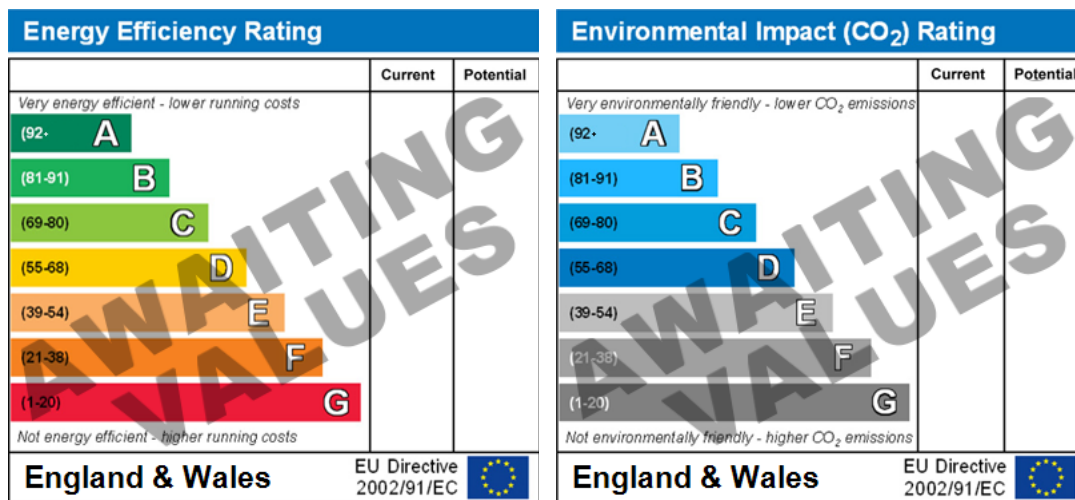
Council Tax Band: E

Building Materials: Unknown

Sewerage Supply: Mains Sewerage

Broadband Coverage: Standard to Ultrafast speeds available

Mobile Coverage: No known outdoor issues, but known indoor issues with potential limited coverage and data with Three, O2 & Vodafone.



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.