



Landmark Place , Cardiff, CF10 2HT  
£1,150 pcm | Available 06 March 2025 | 1 bedroom



- Furnished
- 
- EPC Rating G

**\*\*ONE BEDROOM FLAT\*\* AVAILABLE 3RD MARCH \*\* FURNISHED \*\* CLOSE TO CITY CENTRE \*\* AVAILABLE WITH NO DEPOSIT OPTION \*\***

James Douglas are delighted to offer this fantastic one bedroom flat to rent in Cardiff. The flat is fully furnished, and comprises of a large double bedroom, kitchen and a spacious living room with a large window bringing in lots of light throughout the flat. The flat is only a walk away into Cardiff town centre, which has a wide range of amenities such as shops, restaurants and entertainment.

#### Key Details

Monthly Rent: £1,150.00

Deposit: £1,250.00

Holding Deposit: £264.00

EPC Rating: C

Council Tax Band: D

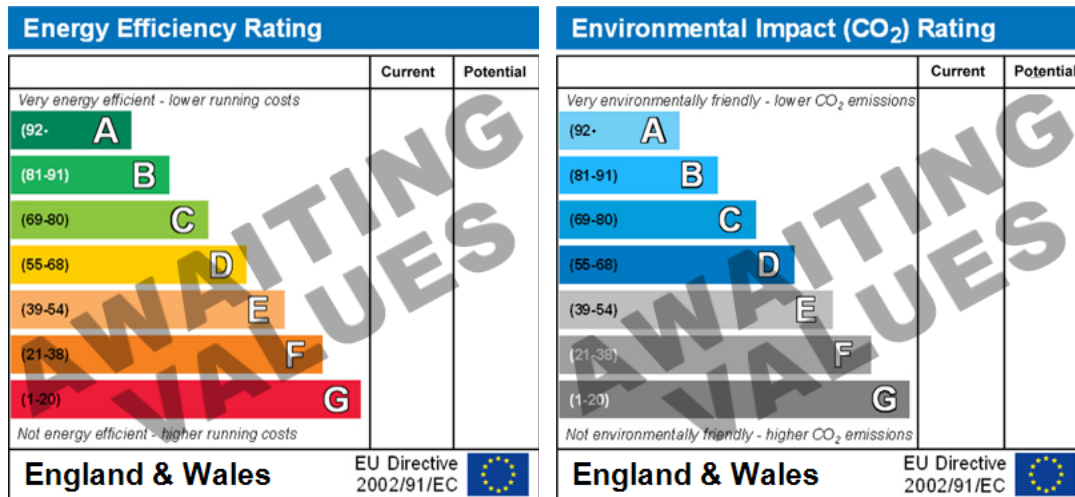
Building Materials: Unknown

Sewerage Supply: Welsh Water

Broadband Coverage: Up to 70mbps

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & 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.**