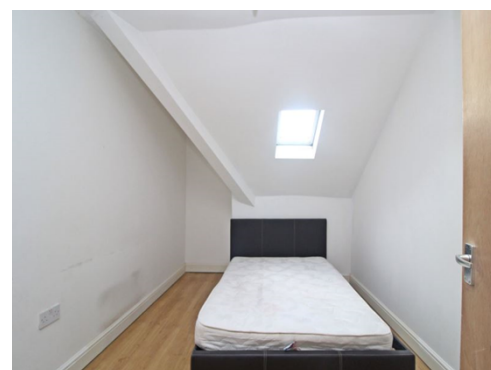




Claude Road , Roath, Cardiff, CF24 3QD  
£990 pcm | Available 02 May 2025 | 2 bedroom



- Furnished
- On Street Parking
- Laminate Flooring
- Electric Heating
- Close to local amenities
- EPC Rating G

## Description

James Douglas are delighted to offer you this brilliant 2 bedroom flat, located on Claude Road. This property benefits of many local amenities including, restaurants, and variety of shops within walking distance. This flat comprises of 2 double bedrooms with an open plan kitchen and a bathroom to share including both a bath as well as a shower. Another benefit of this property is that it includes on street parking. Below, you can find all the required key details for this property.

## Key Details

Monthly Rent: £990

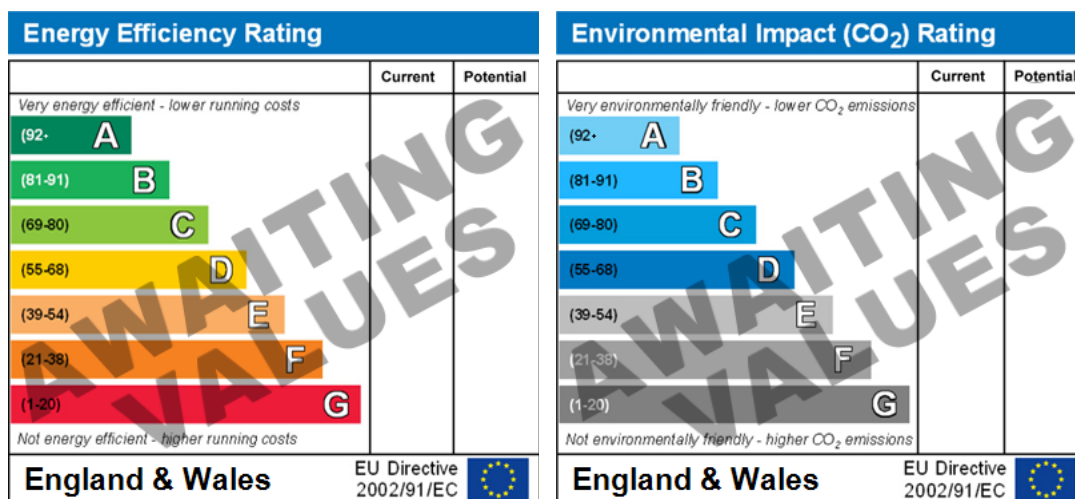
Deposit: £1,090

Holding Deposit: £227

EPC Rating: D

Council Tax Band: C

Building Materials: Brick



### 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.**