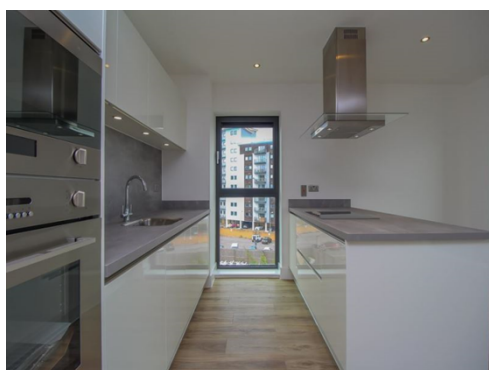




Waterford House , Bayscape, Cardiff Marina, Cardiff, CF11 0TA
£1,500 pcm | Available Now | 2 bedroom



- **Unfurnished**
- **Balcony**
- **Balcony with City Views**
- **Spacious Lounge**
- **Pets Allowed**
- **On Site Concierge**
- **duplex**
- **Internet Included**
- **EPC Rating B**

****TWO BEDROOM APARTMENT** AVAILABLE NOW** VIEWS OF CARDIFF BAY****

James Douglas are delighted to offer this fantastic two bedroom apartment in Cardiff Bay to rent. The apartment is SPACIOUS and consists of an open plan kitchen/living room, including integrated fridge/freezer, dishwasher and hob/oven. BALCONY with views of Cardiff Bay, TWO double bedrooms, one with an en-suite shower room. The apartment complex offers on-site concierge, marina living and an exclusive outdoor podium, with only walking distance to Cardiff Bay retail park which offers lots of shops and restaurants.

Key Details

Monthly Rent: £1,500

Deposit: £1,600

Holding Deposit: £344

EPC Rating: <https://find-energy-certificate.service.gov.uk/energy-certificate/9408-6079-7207-1134-9994>

Council Tax Band: <https://www.gov.uk/council-tax-bands>

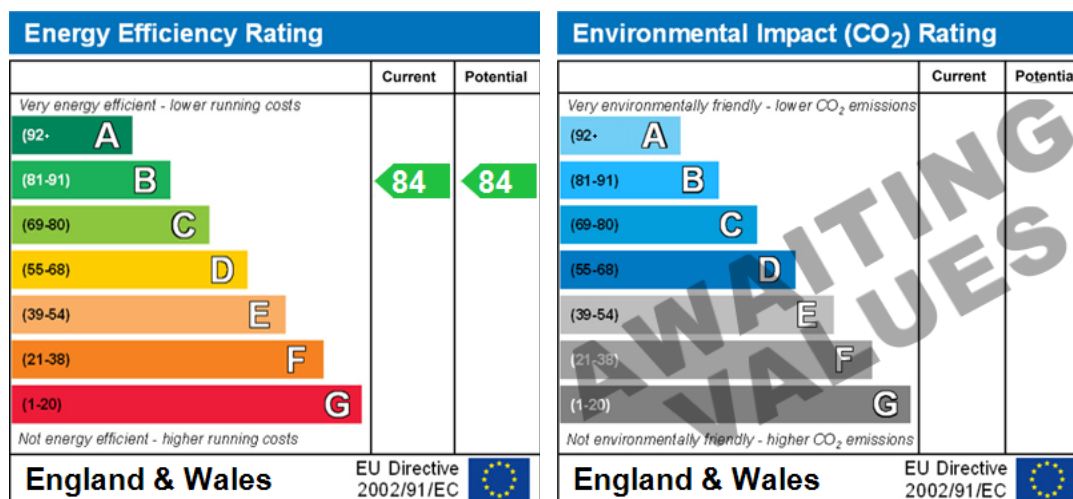
Building Materials: Unknown

Sewerage Supply: Welsh Water (Dwr Cymru)

Broadband Coverage: Up to 300mps

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.