



**The Parade , Roath, Cardiff, CF24 3AA**  
**£1,100 pcm | Available 06 March 2025 | 2 bedroom**



- **Furnished**
- **High Standard**
- **Close to City Centre**
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- **EPC Rating C**

**\*\*AVAILABLE NOW\*\* SPACIOUS SECOND FLOOR FLAT\*\*** James Douglas Sales and Lettings are delighted to market this generously sized two bedroom flat situated in Roath, Cardiff. This property is in a fantastic location, a 5 minute walk to the city centre and a short walk from Queen street train station.

The property comprises of an open plan living area with fitted kitchen, two double bedrooms and a fully tiled bathroom. Both bedrooms feature built-in wardrobes and desks. The property also benefits from having access to a communal laundry room at the rear of the property. Private parking can be rented subject to availability.

Rent: £1100.00

Holding deposit - £252.00

Deposit - £1200.00

Council Tax Band - C

EPC Rating: C

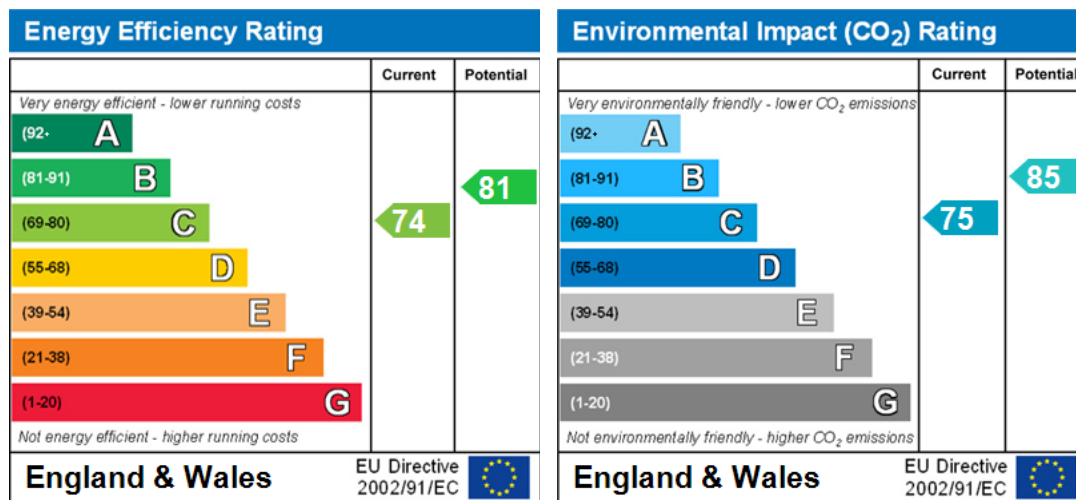
Parking: On street permit parking

Water supply: Ask agent

Utility supplies : Ask Agent

Building Materials : Brick

Accessibility features: No known accessibility features



**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.**