



Penylan Road , Penylan, Cardiff, CF24 3PF
£850 pcm | Available 06 March 2025 | 1 bedroom



- **Furnished**
- **On Street Parking**
- **Laminate Flooring**
- **Close to city centre**
-
- **EPC Rating C**

**** MODERN ONE BEDROOM FLAT ** AVAILABLE 6TH MARCH ** GREAT LOCATION ****

James Douglas are delighted to offer this exclusive modern one-bedroom apartment. Located just a short distance from Roath Park Recreation grounds, Wellfield Road, and the numerous shops of Albany Road and within walking distance of the City Centre.

Offering an open-plan lounge and kitchen with a washing machine, fridge/freezer, and an electric hob, grill, and oven, the kitchen area also benefits from an abundance of storage space. The lounge area is laid with laminate flooring and has a brand new large comfortable sofa and coffee table with plenty of electrical points and is set up for cable tv and internet. The shower room has a large cubicle shower with a high-power electric shower, WC, and sink with a back-light mirror. The bedroom has a double bed with under-bed storage, chest of drawers, and wardrobe and is carpeted throughout. With gas central heating, a high-efficiency combi boiler, and new double glazing throughout, this property is ideally suited for professionals.

Monthly Rent: £850.00

Deposit: £950.00

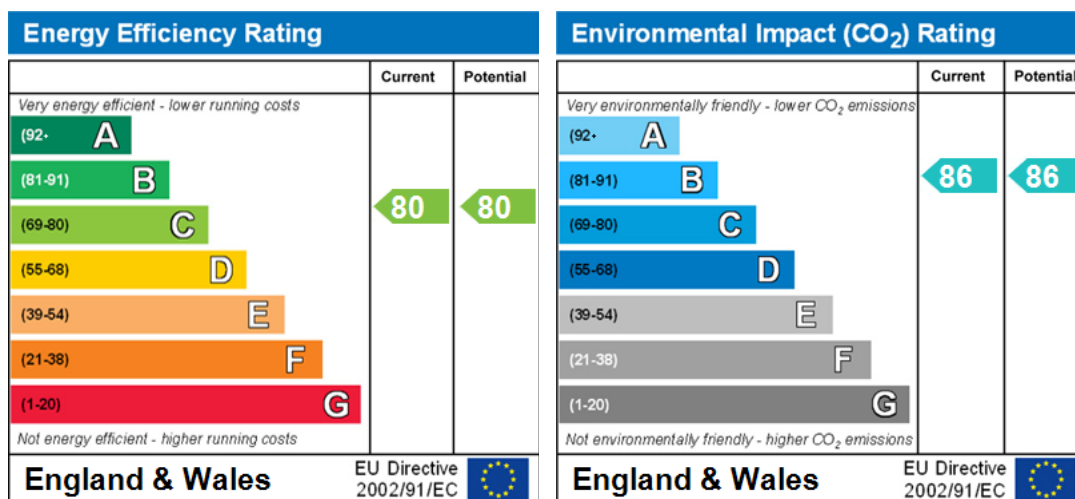
Holding Deposit: £195.00

EPC Rating: https: C

Council Tax Band: B

Building Materials: Brick

Sewerage Supply Unknown



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.