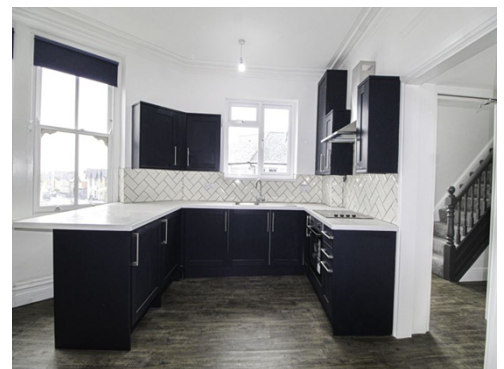




Shirley Road , Roath, Cardiff, CF23 5HL
£1,350 pcm | Available 30 May 2025 | 2 bedroom



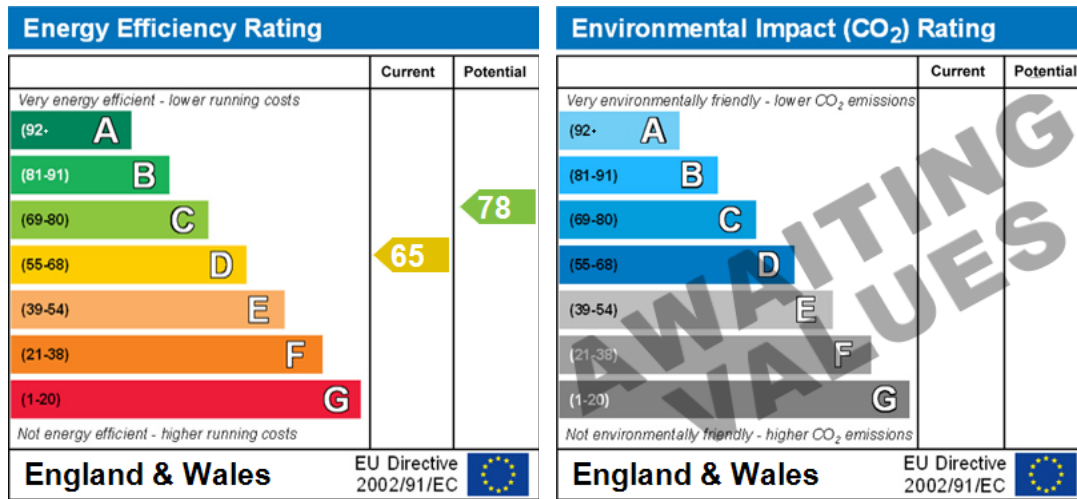
- Part Furnished
- Beautifully Presented
- Unfurnished
- Fantastic Location
- Electric Heating
- EPC Rating D

**** TWO BEDROOM FLAT** AVAILABLE FROM 30th MAY** UNFURNISHED** BRILLIANT LOCATION ** AVAILABLE WITH NO DEPOSIT OPTION****

We at James Douglas are thrilled to present this brilliant 2 bedroom flat which is available from May 30 2025. This property is located in a fantastic location, with many local amenities near by. This 2 bedroom property compromises of two spacious bedrooms along with a shared bathroom, it benefits of a spacious open lounge area and kitchen. Adding on many benefits, it also includes a study room on the first floor, great to utilise for those working from home or extra storage space is always beneficial. On street parking is available at the property.

Key Details

- Monthly Rent: £1,350
- Deposit: £1,450
- Holding Deposit: £310
- EPC Rating: D
- Council Tax Band: C
- Building Materials: Brick
- Sewerage Supply: Mains sewerage



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.