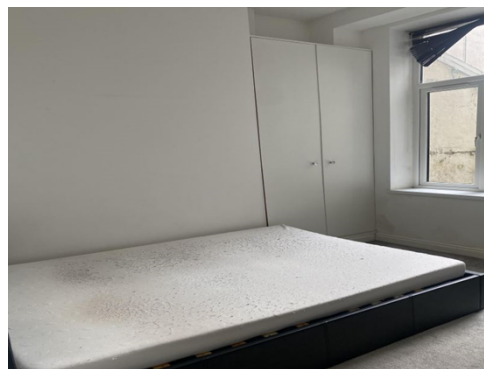




Penylan Road , Penylan, Cardiff, CF24 3PF
£900 pcm | Available Now | 1 bedroom



- **Furnished**
- **Fantastic Location**
- **One Bedroom Apartment**
- **On Street Parking**
-
- **EPC Rating G**

****ONE BEDROOM FLAT** AVAILABLE NOW**FURNISHED****

James Douglas are thrilled to offer this exclusive flat which is situated on the ground floor. This property is a short walk from Roath park, minutes walk from local amenities of Albany Road. This property is finished to a modern standard, where it offers an open plan kitchen with laminate flooring, a spacious bathroom with a large cubicle shower, WC and a modern style sink with built in back-light mirror. The bedroom has a double bed, with chest of drawers and a wardrobe with carpet flooring throughout.

Rent: £900

Holding Deposit - £206.00

Deposit: £1075

EPC Rating - C

Council Tax Band - B

Building Materials: Brick

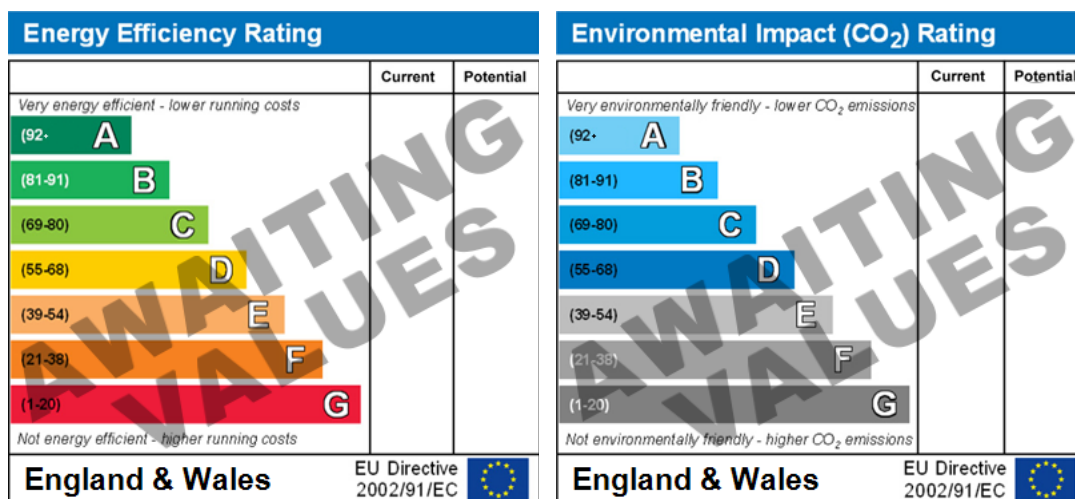
Sewerage Supply: MAINS

Broadband Coverage: Up to 80mbps

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: No meter



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.