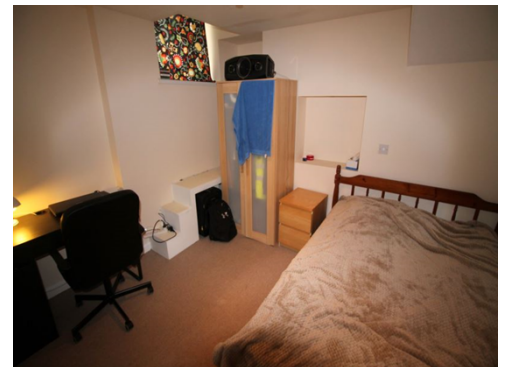




Corporation Road , Grangetown, Cardiff, CF11 7AP  
£1,000 pcm | Available 08 April 2025 | 2 bedroom



- Unfurnished
- All Double Bedrooms
- Close to City Centre
- On Street Parking
- Open lounge / kitchen
- EPC Rating G

**\*\* AVAILABLE FROM 8TH APRIL 2025 \*\* GREAT LOCATION \*\* TWO BEDROOM FIRST FLOOR APARTMENT \*\***

James Douglas are delighted to offer this fantastic two bedroom flat on Corporation Road to rent. Situated in a great location, close to public transport links and other useful amenities. The property itself consists of lounge, kitchen, bathroom and two double bedrooms. On street permit parking available.

### Key Details

Monthly Rent: £1,000.00

Deposit: £1,100.00

Holding Deposit: £229.00

EPC Rating: D

Council Tax Band: C

Building Materials: Brick

Sewerage Supply: MAINS

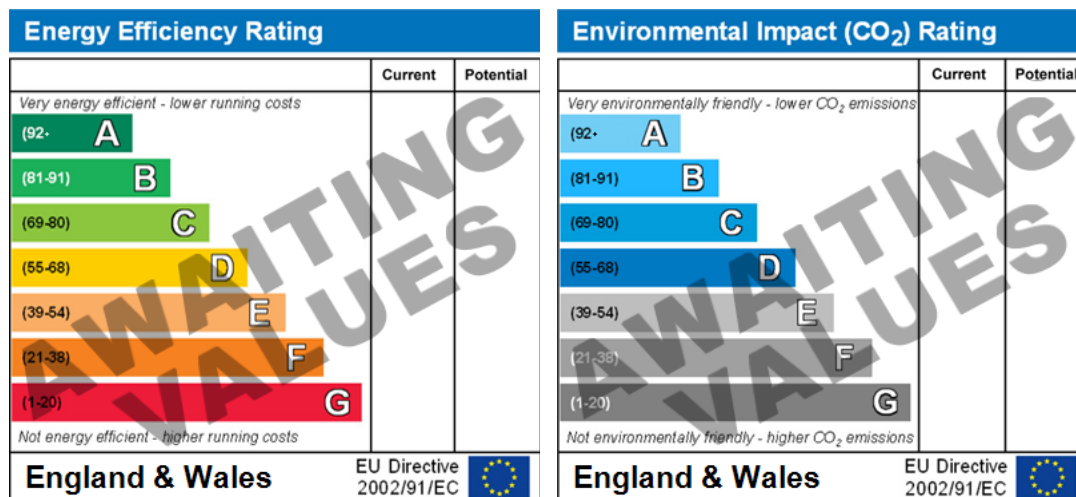
Broadband Coverage: Standard to Ultrafast Speeds Available

Mobile Coverage: Issues may arise with certain networks

Utility Supplies: Unknown if metered or not

Parking Status: On Street Permit

Restrictions - No known restrictions



### 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.**