

# My Student Living

TO LET

Broadway , Treforest, Pontypridd, CF37 1BD  
£625 pcm | Available 17 September 2025 | 1 bedroom



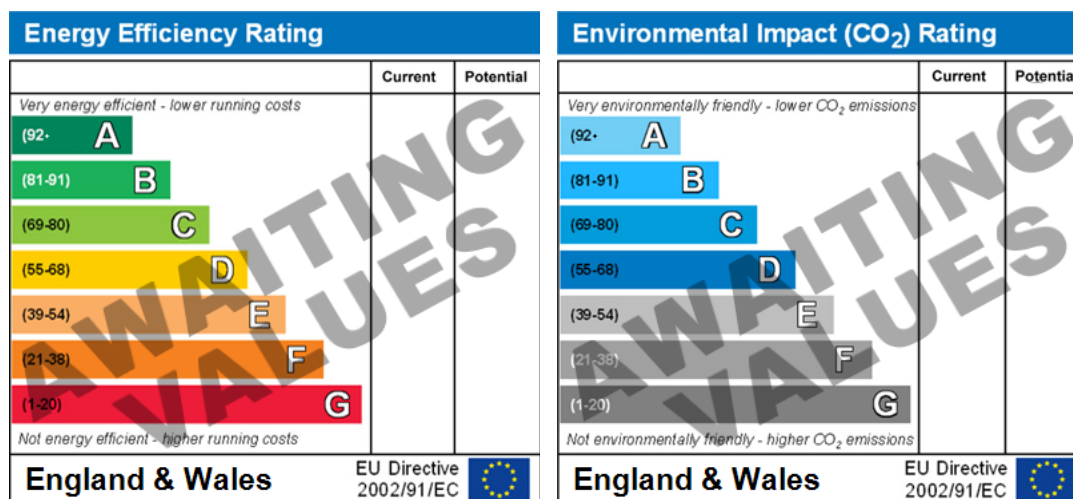
- Furnished
- Great Location
- Close to local amenities
- 
- EPC Rating G

**\*\* STUDIO APARTMENT \*\* AVAILABLE 17TH SEPTEMBER \*\* FURNISHED \*\***

James Douglas are delighted to offer this fantastic studio apartment for rent in Treforest. The property is located to the rear of Broadway, close to both the Pontypridd & Treforest train stations, plenty of local amenities and the University of South Wales campus. The studio flat itself is accessed via the main house, with the tenants having right of access and consists of a good sized room, with a small private kitchen space and a separate bathroom.

**Key Details**

- Monthly Rent: £625.00
- Deposit: £725.00
- Holding Deposit: £143.00
- EPC Rating: E
- Council Tax Band: C
- Building Materials: Brick
- Sewerage Supply: Mains Sewerage
- Broadband Coverage: Fast speeds available
- Mobile Coverage: No known issues
- Utility Supplies: Electrical supply only
- Water Supply: Unmetered



**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.**