



Connaught Road , Roath, Cardiff, CF24 3PU
£950 pcm | Available 17 June 2025 | 1 bedroom



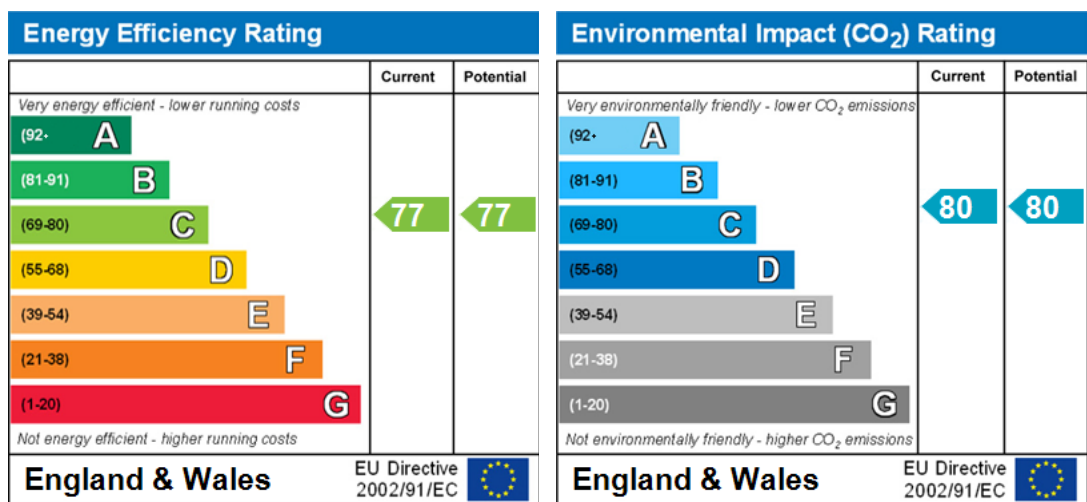
- **Unfurnished**
- **Close to city centre**
- **Large kitchen**
- **Double Glazed**
- **On Street Parking**
- **Close to Roath Park Lake**
- **EPC Rating C**

**** ONE BEDROOM FLAT ** AVAILABLE 17TH JUNE** UNFURNISHED** BRILLIANT LOCATION ****

James Douglas are delighted to offer you this fantastic one bedroom flat which is located off Albany Road and in close proximity to all local amenities, public transport, shops and many more. This top floor one bedroom flat has been designed and finished to a high modern standard throughout, and features a generously size open plan kitchen/ lounge, along with a large double bedroom and a fully tiled bathroom with large shower cubicle.

Key Details

- Monthly Rent: £950
Deposit: £1050
Holding Deposit: £218
EPC Rating: C
Council Tax Band: B
Building Materials: Bricks
Sewerage Supply: Mains Sewerage
Broadband Coverage: Standard to Ultrafast speeds available
Mobile Coverage: No known issues
Utility Supplies: Electrical supply- SSE Energy Supply & gas central heating



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.