



Topaz Street , Adamsdown, Cardiff, CF24 1PH  
£1,350 pcm | Available Now | 3 bedroom



- **Unfurnished**
- **Three Bedrooms**
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- **Close to local amenities**
- **Close to City Centre**
- **EPC Rating**  
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**\*\* AVAILALBE NOW \*\* THREE BEDROOM HOUSE \*\* UNFURNISHED \*\* GREAT LOCATION \*\***

James Douglas are delighted to offer this three bedroom house for rent on Topaz Street. The property is in a fantastic location, only a short walk from Clifton High street, where you can find many local shops and amenities and only a short journey to Cardiff city centre. The property itself comprises of a generous open plan living room/dining room, modern kitchen, family bathroom with bath & shower on the ground floor. To the first floor you will find two double bedroom and one single bedroom.

Rent: £1350

Deposit: £1450

Holding Deposit: £310

EPC: TBC

Council Tax Band: C

Building Materials: Brick

Sewerage Supply: MAINS

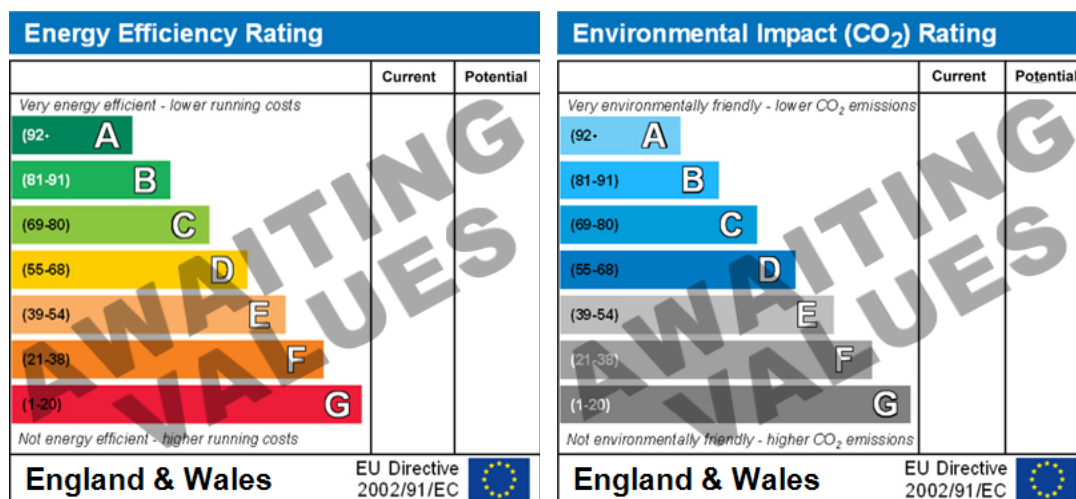
Broadband Coverage: Standard to Ultrafast Speeds Available

Mobile Coverage: Issues may arise with certain providers

Utility Supplies: Electrical supply - British Gas & gas central heating - British Gas

Water Supply: Unknown if metered

Parking Status: On Street - Permits may be required



**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.**