



Sanquhar Street , Splott, Cardiff, South Glamorgan, CF24 2AB
£625 pcm | Available 29 May 2025 | 1 bedroom



- **Furnished**
- **Bills Included**
- **On Street Parking**
- **Close to city centre**
- **Double Glazed**
- **EPC Rating G**

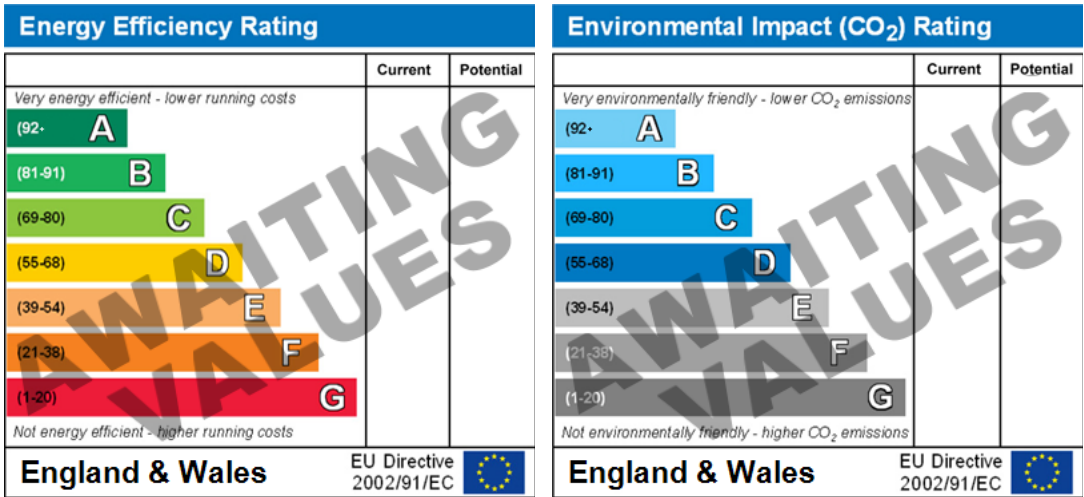
**** ONE BEDROOM IN SHARED HOUSE ** FURNISHED ** AVAILABLE FROM 23RD MAY** UTILITY BILLS INCLUDED ****
AVAILABLE WITH NO DEPOSIT OPTION **

Description

James Douglas is delighted to offer this fantastic 1 bed attic room in a house share to rent. The property is situated close to Cardiff city centre, and a short walk to Splott park. All utility bills are included (water, gas, electricity, internet and council tax). The property itself consists of a large living/dining room, 1 bathroom with bath and kitchen with washing machine, dishwasher and large American style fridge freezer. The house also benefits from a lovely garden and on street parking.

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: Virgin Media, Openreach 6 Mbps to 1000 Mbps



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.