



**Woodville Rd , Cathays, Cardiff, CF24 4FX**  
**£715 pcm | Available 03 April 2025 | 1 bedroom**



- **Furnished**
- **Close to local amenities**
- **Double Bed**
- **Great Transport Links**
- **Well maintained**
- **Open lounge / kitchen**
- **EPC Rating C**

**\*\* AVAILABLE 3RD APRIL \*\* STUDIO APARTMENT \*\* FURNISHED \*\* GAS INCLUDED IN RENT\*\***

James Douglas are delighted to offer this modern studio flat situated in Cathays to rent. The property is in a fantastic location and only a short walk to Cardiff City Centre. The property itself is situated on the ground floor and consists of bedroom/living space, modern kitchen and shower room. On street parking available.

Monthly Rent: £715.00

Deposit - £815.00

Holding Deposit - £164.00

EPC - C

Council Tax Band: A

Building Materials: Unknown

Sewerage Supply: Mains Sewerage

Broadband Coverage: Virgin Media & Openreach - Standard to Ultrafast speeds available

Mobile Coverage: No know issues

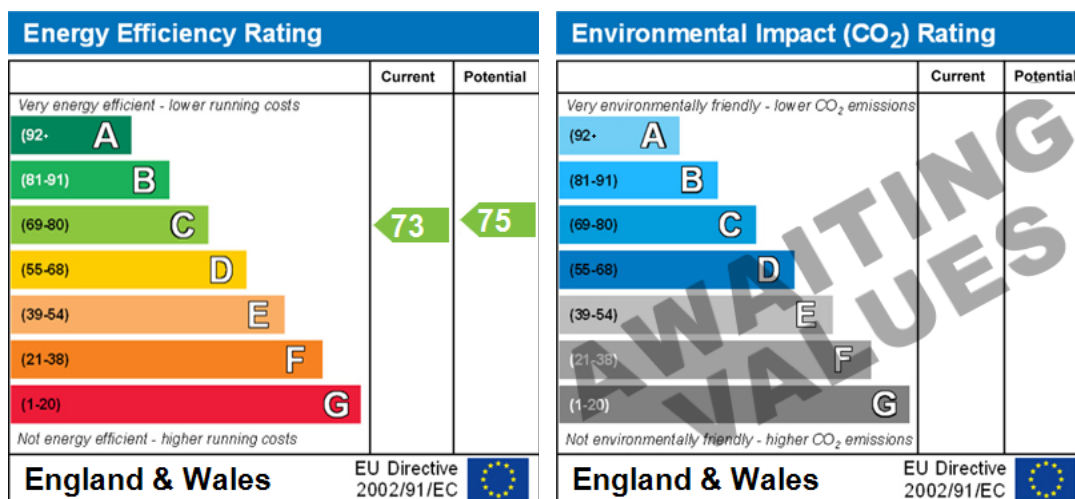
Utility Supplies: Electrical supply & gas central heating

Water Supply: Unknown if it is metered or unmetered

Parking Status: On street permit

Flood Risk - Very low risk of flooding from rivers. No recorded flooding.

Potential Development: Unknown



#### **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.**