



Richmond Road , Roath, Cardiff, CF24 3BX
£1,250 pcm | Available Now | 2 bedroom



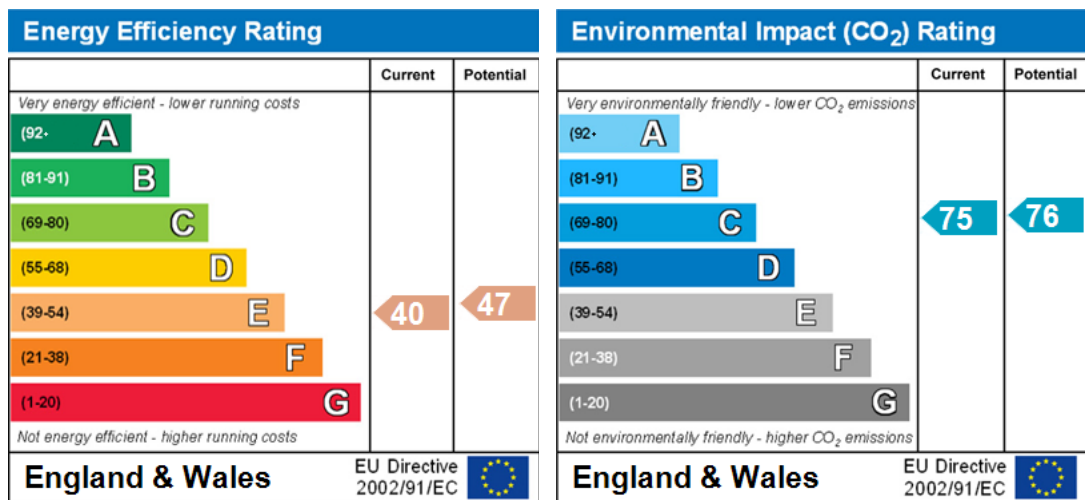
- **Furnished**
- **High Standard**
- **All Double Bedrooms**
- **Close to city centre**
- **Great location**
- **Great Transport Links**
- **Beautifully Presented**
- **EPC Rating E**

**** MODERN 2 BEDROOM FLAT ** AVAILABLE NOW** FULLY FURNISHED ** GREAT LOCATION ****

We at James Douglas are delighted to present this modern 2 bedroom flat available to rent now. This property has been newly refurbished to a high standard, benefiting from 2 spacious double rooms along with a shared bathroom and a separate WC. This property is located just a short distance from Roath park, Wellfield road and many local amenities of Albany road and only a short walking distance to the City Centre. This flat offers a open plan lounge and kitchen with a washing machine, fridge/freezer, an electric hob, and oven, the kitchen area also benefits from an abundance of storage space. The lounge area is laid with carpet flooring and has a brand new large comfortable sofa and coffee table along with a smart TV fitted. The shower room has a large cubicle, WC, and sink.

Key Details

- Monthly Rent: £1,250
- Deposit: £1,350
- Holding Deposit: £287
- EPC Rating: D
- Council Tax Band: B
- Building Materials: Brick



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.