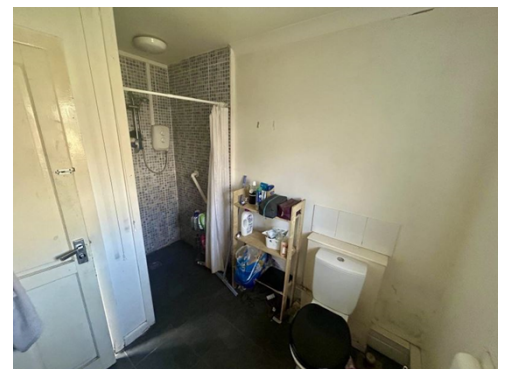




Cottrell Road , Roath, Cardiff, CF24 3EZ  
£400 pcm | Available 01 May 2025 | 1 bedroom



- Furnished
- 
- EPC Rating  
[[EPCImages.EERImage.CurrentAsLetter]]

**\*\* AVAILABLE 1ST MAY \*\* STUDENT ROOM IN A SHARED HOUSE \*\* FURNISHED \*\* GREAT LOCATION \*\***

## Description

James Douglas/My Student Living are delighted to offer this fantastic double room to rent in a four bedroom shared house. The property is situated close to many amenities and just a short distance to the university and city Centre, there is also able public transport links surrounding the area. The property itself consists of communal lounge, kitchen and bathroom and four double bedrooms. There is currently two rooms available to students within this property. The house also benefits from a enclosed garden and parking is on road and residents permits required - subject to council approval.

NO BILLS ARE INCLUDED.

## Key Details

Monthly Rent: £400

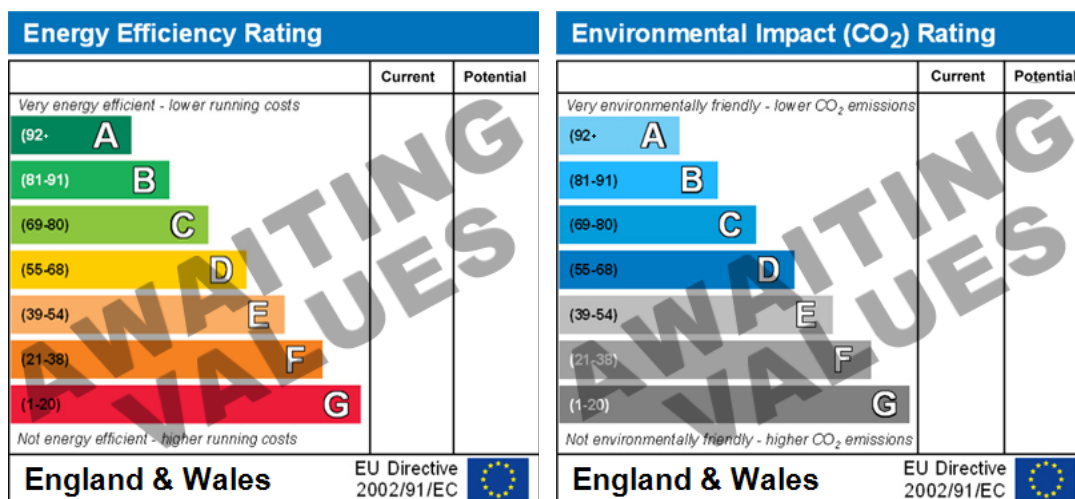
Deposit: £500

Holding Deposit: £91

EPC Rating: TBC

Council Tax Band: D

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.**