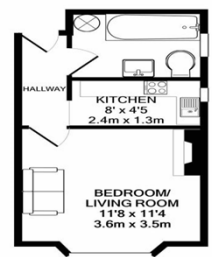




Marlborough Road , Roath, Cardiff, CF23 5BX
£700 pcm | Available 11 May 2025 | 1 bedroom



TOTAL APPROX. FLOOR AREA 239 SQ.FT. (22.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

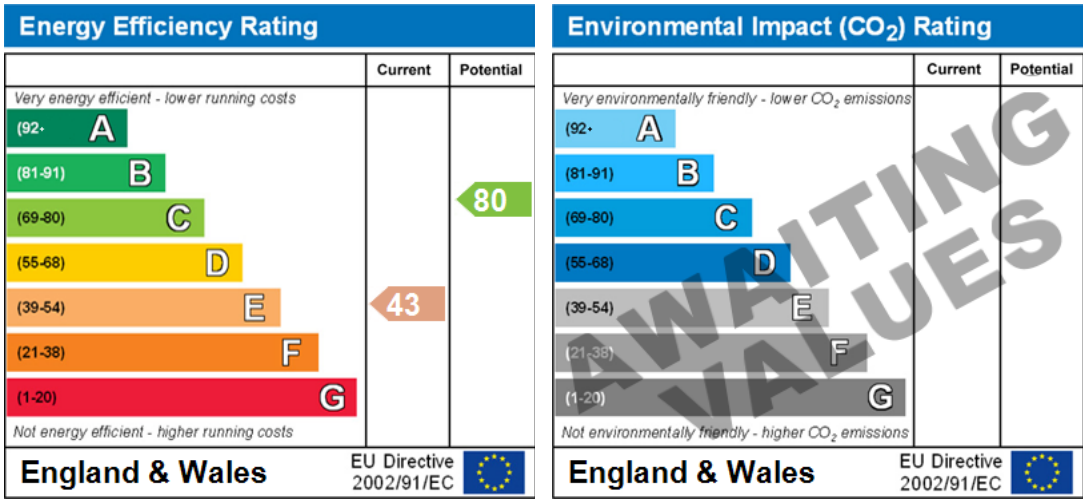
- Part Furnished
- Double Glazed
- Close to local amenities
- Close to Roath Park Lake
- Unfurnished
- EPC Rating E

**** STUDIO FLAT ** UNFURNISHED **AVAILABLE 11TH OF MAY ** FANTASTIC LOCATION ** AVAILABLE WITH NO DEPOSIT OPTION ****

James Douglas are delighted to offer this fantastic 1 bedroom studio to rent. The property is in close proximity to the abundance of shops and restaurants situated on Wellfield Road, and Albany Road, and just a 3-minute walk to Cardiff's prestigious Roath park. The property itself consists of a separate kitchen from the bedroom/lounge area, and a large bathroom with a shower over bath. The flat also benefits from on street parking.

Key Details

- Monthly Rent: £700.00
- Deposit: £800.00
- Holding Deposit: £160.00
- EPC Rating: E
- Council Tax Band: A
- Building Materials: Brick
- Sewerage Supply: mains sewerage
- Broadband Coverage: Virgin Media, Openreach 1 Mbps to 1000 Mbps
- Mobile Coverage: No known issues
- Utility Supplies: Electrical supply only



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.