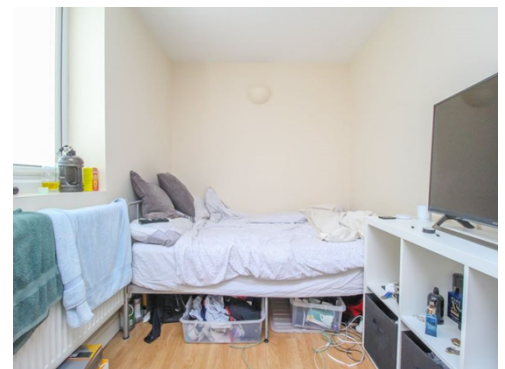




Richmond Road , Roath, Cardiff, CF24 3BX
£1,050 pcm | Available 21 July 2025 | 2 bedroom



- Furnished
- Modern Throughout
- Open lounge / kitchen
- All Double Bedrooms
- Fantastic Location
- EPC Rating D

**** TWO BEDROOM FLAT ** AVAILABLE 21ST OF JULY ** FURNISHED ** FANTASTIC LOCATION ****

James Douglas are delighted to offer this fantastic ground floor 2 bedroom flat to rent. Situated on Richmond road, this flat is close to local amenities, shops and a short bus journey to the city centre. The property itself consists of an open-plan lounge/kitchen with black granite effect worktops and a lounge with a two-seater leather sofa. The property also offers two double bedrooms with leather beds, a fully tiled bathroom with shower, gas central heating and double glazing, with internet included. The flat also benefits from on street parking.

Key Details

Monthly Rent: £1,050.00

Deposit: £1,150.00

Holding Deposit: £264.00

EPC Rating: C

Council Tax Band: B

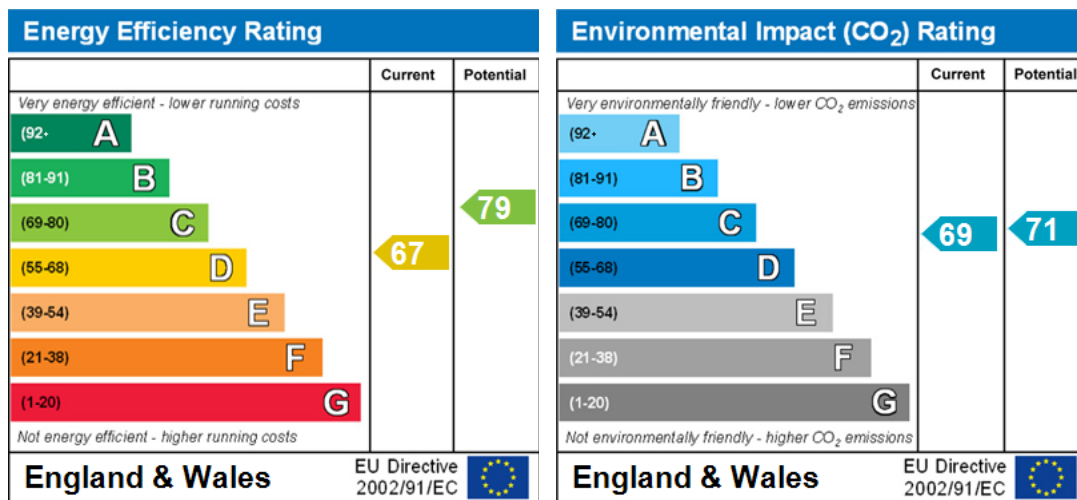
Building Materials: Brick

Sewerage Supply: Mains sewerage

Broadband Coverage: Virgin Media, Openreach 3 Mbps to 1000 Mbps

Mobile Coverage: Limited EE Voice and Data, Limited Three Voice and Data, Limited O2 and Vodafone Data

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.