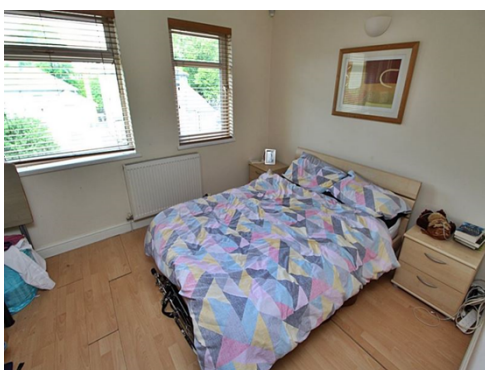




The Parade , Roath, Cardiff, CF24 3AA  
£1,100 pcm | Available 16 May 2025 | 2 bedroom



- Furnished
- Open lounge / kitchen
- Close to City Centre
- Off Road Parking
- Parking Available (Extra Charge)
- EPC Rating C

**\*\* AVAILABLE 16TH OF MAY \*\* TWO BEDROOM FLAT \*\* FURNISHED \*\* GREAT LOCATION \*\***

James Douglas are delighted to offer this two bedroom flat in Roath to rent. The property is in a fantastic location being only a short distance from Cardiff city centre. The property itself consists of an open plan living area with fitted kitchen, two double bedrooms and a bathroom. The house also benefits from having access to a communal laundry room at the rear of the property. Private parking to be rented subject to availability. Water is included in the rent.

### Key Details

Monthly Rent: £1,100.00

Deposit - £1,200.00

Holding Deposit - £252.00

EPC - C

Council Tax Band: C

Building Materials: Unknown

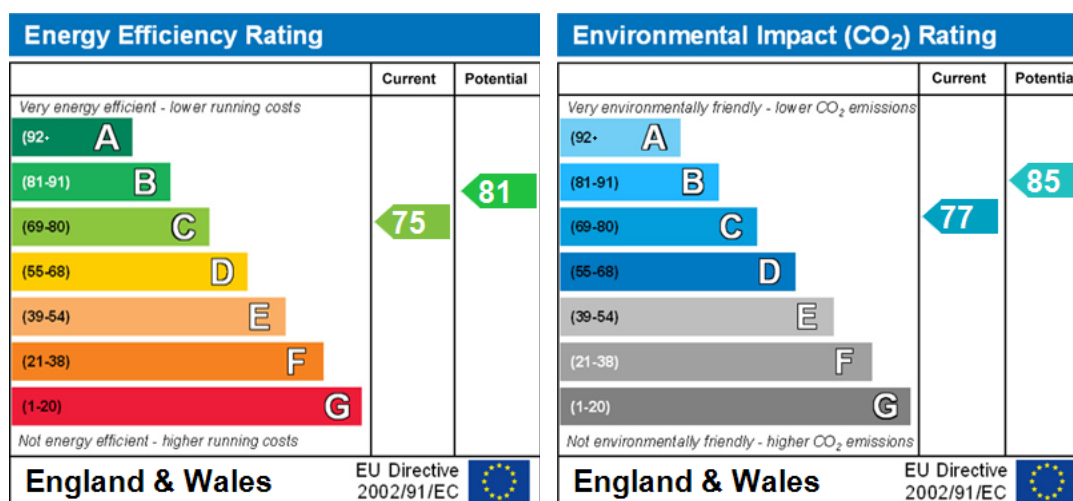
Sewerage Supply: Mains Sewerage

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

Mobile Coverage: No know issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Unknown if it is metered or unmetered



### 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.**