



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



- **Furnished**
- **Great location**
- **Double Glazed**
- **Laminate Flooring**
- **Close to local amenities**
- **EPC Rating D**

**\*\*TWO DOUBLE BEDROOM FLAT\*\* AVAILABLE NOW\*\***

Modern two DOUBLE bedroom flat situated on the extremely popular Richmond road in Roath, within walking distance to the city centre.

The property comprises of an open plan kitchen/lounge with INTEGRATED appliances, A good sized bedrooms and a bathroom with shower over bath. The property is offered fully furnished and has been decorated to a high standard.

Rent - £1050.00

Holding deposit - £241.00

Deposit - £1150.00

EPC- D

Council Tax Band: B

Building Materials: Brick

Sewerage Supply: Ask agent

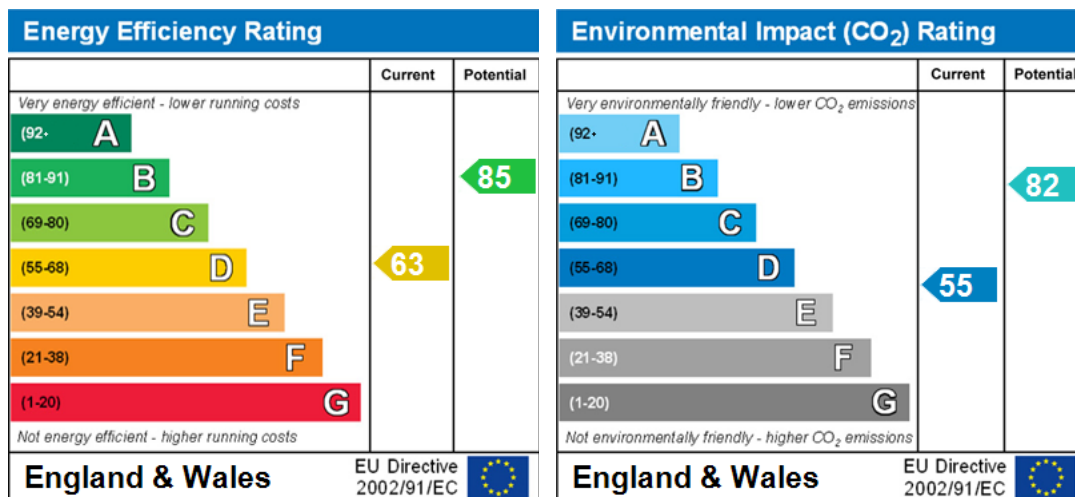
Broadband Coverage : internet is not included however Openreach and Virgin are the suggested providers with download speeds of up to 1800 Mbps available and upload speeds of 220 Mbps available

Mobile Coverage: 5G is predicted to be available in this area and all known mobile providers offer sufficient coverage

Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask agent

Parking Status: on street permit parking



**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.**