



Claude Place , Roath, Cardiff, CF24 3QF  
£550 pcm | Available 15 May 2025 | 1 bedroom



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

**\*\*Available May 15th 2025\*\* One room in a shared house\*\* En-suite bedroom\*\***

We at James Douglas Sales and Lettings are thrilled to present this spacious double bedroom with en-suite bathroom. This property is an 8 bedroom house with one room available to rent, located on Claude road in Roath. This property is finished to a high standard and comprises of a spacious lounge and kitchen area. The kitchen includes, two sinks, two integrated ovens, hobs and plenty of storage space which makes this perfect for sharing. The property is located near plenty of local shops, restaurants and bars and walking distance to Roath park.

#### Key details

Holding Deposit - £126.00

Rent - £550.00

Deposit - £650.00

EPC - D

Council Tax - E

Building Materials: Brick

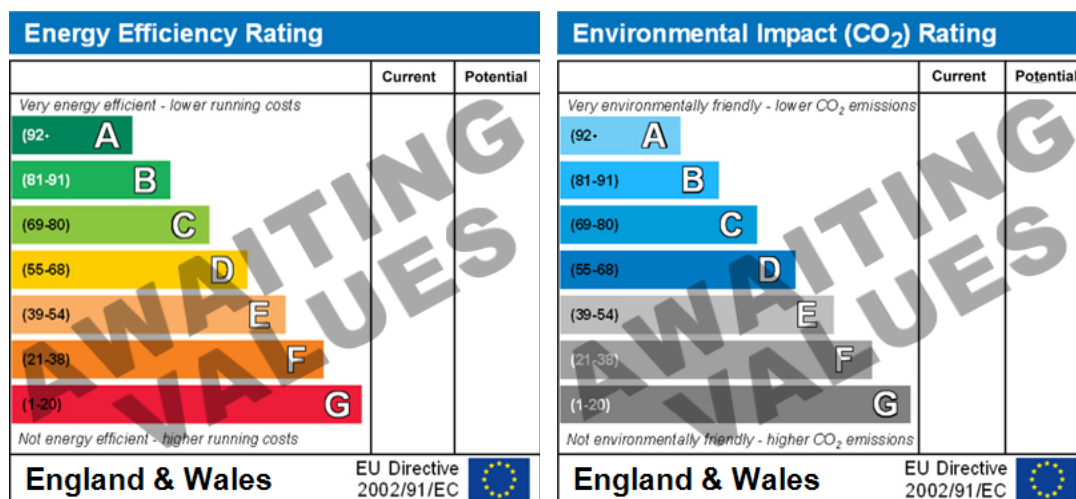
Sewerage Supply: MAINS

Broadband Coverage: Standard to ultrafast speed - networks Openreach, virgin media

Mobile Coverage: EE, Three, O2 and Vodafone are likely to be the best mobile coverage

Utility Supplies: Electrical supply - EON & gas central heating - OVO Gas Ltd

Water Supply: unknown



#### 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.**