



Richmond Rd , Roath, Cardiff, CF24 3BX  
£975 pcm | Available 03 April 2025 | 2 bedroom



- Part Furnished
- 
- EPC Rating D

**\*\*TWO BEDROOM FLAT\*\*FURNISHED\*\*AVAILABLE NOW\*\***

James Douglas are delighted to offer this lovely two bedroom flat on Richmond Road. The property comprises of an open plan kitchen/living room, two double bedrooms and a bathroom. The property is in a fantastic location close to plenty of local amenities and only a short walk in to the city centre.

**Key Details**

Monthly Rent: £975.00

Deposit: £1075.00

Holding Deposit: £224.00

EPC Rating: D

Council Tax Band: B

Building Materials: Unknown

Sewerage Supply: Mains Sewerage

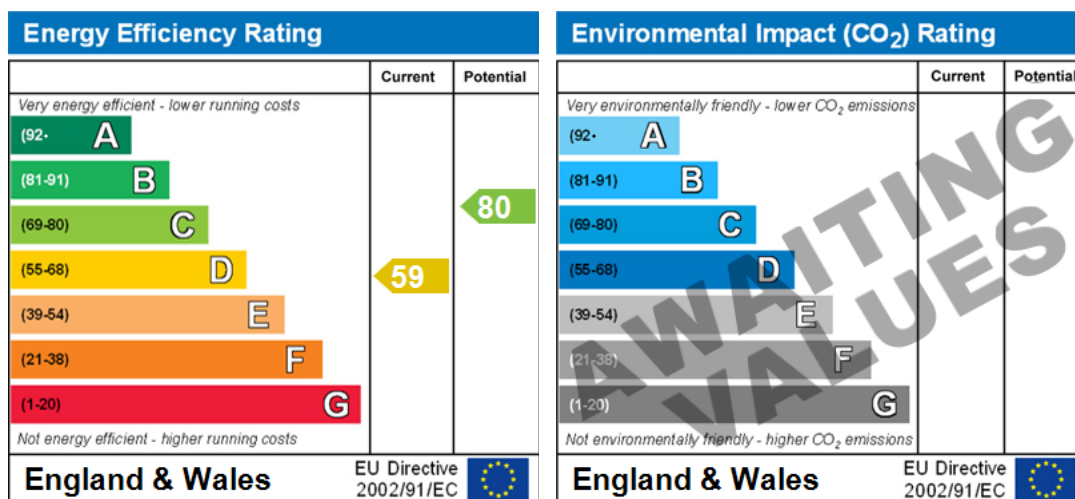
Broadband Coverage: Virgin Media & Openreach - Standard - Ultrafast speeds available

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & Electric heating

Water Supply: Unmetered

Parking Status: Permit street parking on surrounding streets



**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.**