



**Topaz Street , Adamsdown, Cardiff, South Glamorgan, CF24 1PH**  
**£1,000 pcm | Available 05 May 2025 | 2 bedroom**



- **Furnished**
- **On Street Parking**
- **Close to city centre**
- **Laminate Flooring**
- **Close to City Centre**
- **EPC Rating**  
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**\*\* AVAILABLE 5TH MAY \*\* TWO BEDROOM FLAT \*\* FURNISHED \*\* GREAT LOCATION \*\* NO DEPOSIT OPTION AVAILABLE \*\***

James Douglas are delighted to offer this fantastic two bedroom first floor flat to rent. The property is in a great location just 10 minutes from the City Centre and train station for easy commuting.. The property itself consists of large open plan lounge/kitchen fully equipped with all white goods, two generous double bedrooms and family bathroom. There is permit parking on this street, subject to application with Cardiff council.

#### Key Details

Monthly Rent: £1000

Deposit: £1100

Holding Deposit: £229

EPC Rating: TBC

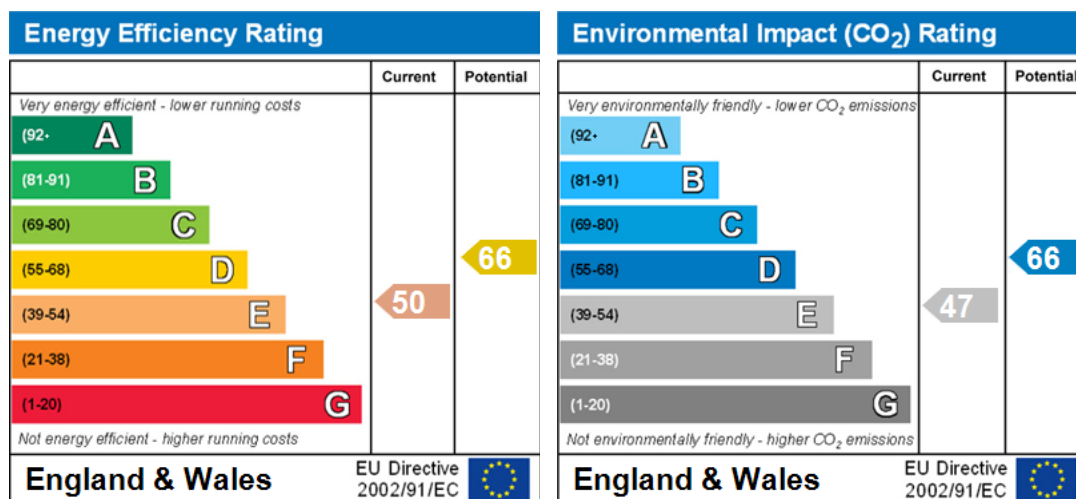
Council Tax Band: C

Building Materials: Brick

Sewerage Supply: Mains

Broadband Coverage: Standard to Ultrafast Speeds available

Mobile Coverage: Some issues may arise with certain network providers



#### 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.**