



Richmond Road , Cathays, Cardiff, CF24 3AR
£700 pcm | Available 26 July 2025 | 1 bedroom



- **Furnished**
- **Double bedroom**
- **Water Included**
- **Close to Roath Park Lake**
- **Bills Included**
- **EPC Rating D**

****ONE BEDROOM STUDIO FLAT ** AVAILABLE 26TH OF JULY ** FURNISHED ** FANTASTIC LOCATION ** AVAILABLE WITH NO DEPOSIT OPTION ****

James Douglas are delighted to offer this fantastic studio flat to rent. The property is in a fantastic location, close to plenty of local amenities and a short walk from transport links. The property itself consists of open plan living space to include a double bed, desk and wardrobe. Kitchen area includes a fridge/freezer and a small hob. Fully equipped shower room. The flat also benefits from water, gas and electric bills included, and on street parking.

Monthly Rent: £700.00

Deposit: £800.00

Holding Deposit: £160.00

EPC Rating: D

Council Tax Band: A

Building Materials: Brick

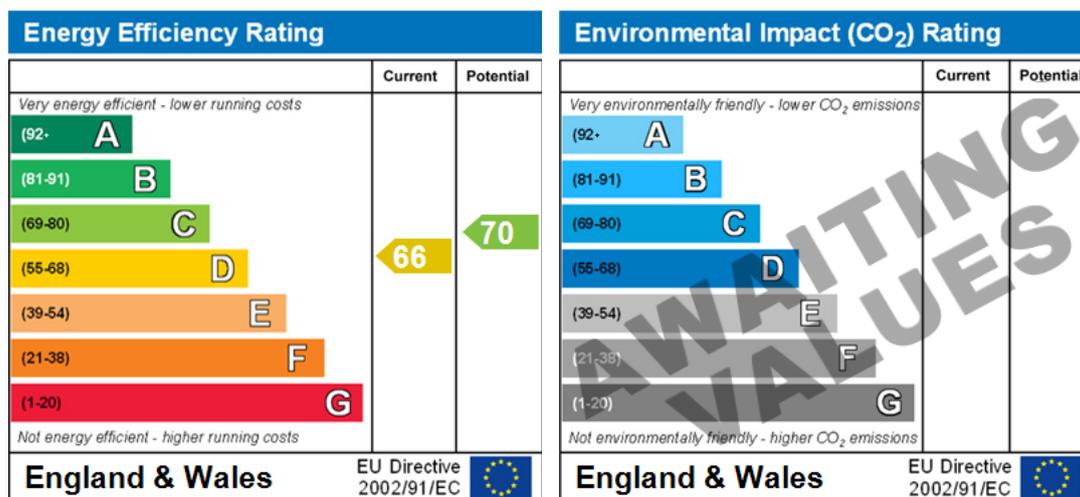
Sewerage Supply: Mains sewerage

Broadband Coverage: Openreach, Virgin Media 6 Mbps to 1000Mbps

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: No Water meter



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.