



**Richmond Road , Cathays, Cardiff, CF24 3AR**  
**£800 pcm | Available 26 May 2025 | 1 bedroom**



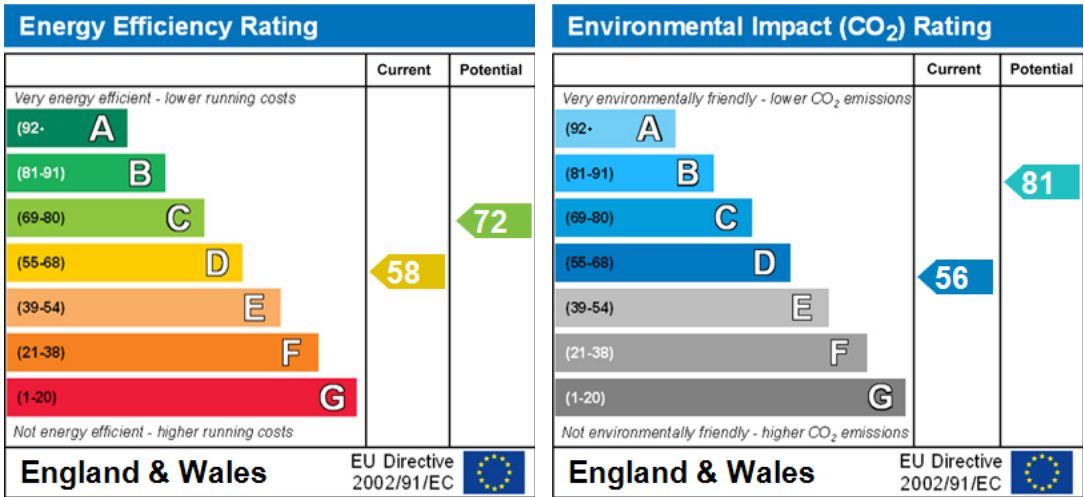
- **Furnished**
- **On Street Parking**
- **Laminate Flooring**
- **Close to city centre**
- **Open lounge / kitchen**
- **EPC Rating D**

**\*\* ONE BEDROOM FLAT\*\* AVAILABLE MAY 26TH 2025 \*\* FURNISHED\*\* GREAT LOCATION\*\***

We at James Douglas are delighted to present this fantastic one-bedroom flat, ready for move-in from 26th May 2025. Ideally situated in a central location, this property is perfect for either a student or a professional. Inside, you'll find a well-designed open-plan kitchen and living area. The kitchen comes fully equipped with integrated appliances, including a fridge/freezer and a washing machine. The living space also features a comfortable sofa and a coffee table. The bedroom is fully furnished to a high standard, and the property also benefits from a full bathroom with over shower. Convenience is key with this flat, as there are numerous local amenities within easy walking distance, and excellent public transport links to the city centre. For those with a vehicle, permit parking is available on the street just outside the property.

**Key Details**

- Monthly Rent: 800
- Deposit: 900
- Holding Deposit: £183
- EPC Rating: C
- Council Tax Band: A
- Building Materials: Brick
- Sewerage Supply: MAINS



**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.**