



Richmond road , Roath, Cardiff, CF24 3BX
£850 pcm | Available 13 June 2025 | 1 bedroom



- **Furnished**
- **Close to City Centre**
- **Fantastic Location**
- **Great Transport Links**
- **On Street Parking**
- **Modern Throughout**
- **Open lounge / kitchen**
- **EPC Rating E**

****1 BEDROOM**FURNISHED**AVAILABLE FROM 13th JUNE*GREAT LOCATION****

James Douglas are delighted to offer this fantastic 1 bedroom apartment to rent. This flat is located moments from the wealth of restaurants and shops the area has to offer. It is also on the doorstep to great transport links and a 5-minute walk away from Roath Park Lake and in close proximity to Cardiff City centre. The property itself consists of 1 bedroom, 1 bathroom and an open plan kitchen and living room. The flat also benefits from a wealth of restaurants and shops the area has to offer and on street parking.

Key Details

Monthly Rent: £850.00

Deposit: £950.00

Holding Deposit: £195.00

EPC Rating: E

Council Tax Band: B

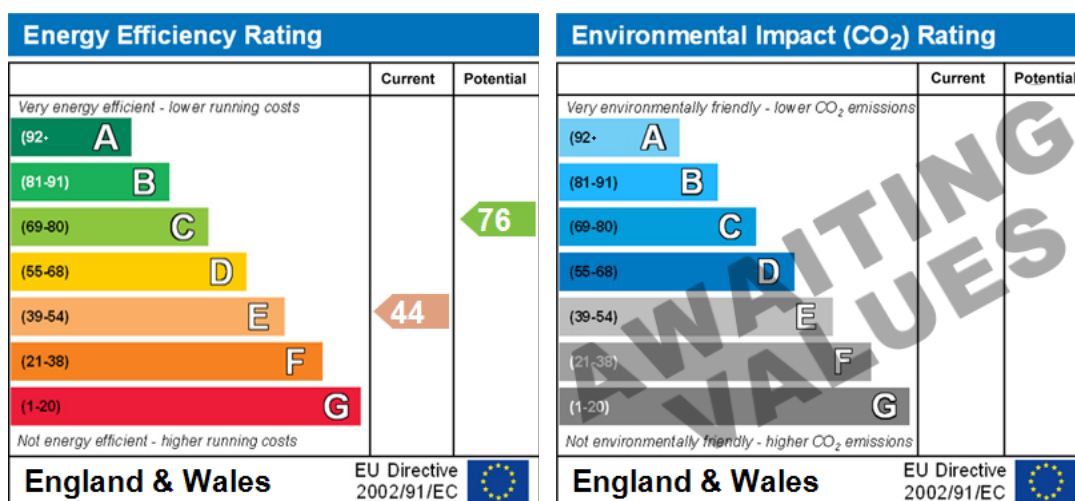
Building Materials: Brick

Sewerage Supply: Mains sewerage

Broadband Coverage: Openreach and Virgin Media 2 Mbps-1000 Mbps

Mobile Coverage: No known issues

Utility Supplies: Electrical supply only



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.