



Albany Rd , Roath, Cardiff, CF24 3RQ
£955 pcm | Available 15 July 2025 | 2 bedroom



- Furnished
- Fantastic Location
- Close to local amenities
- Two Bedrooms
- On Street Parking
- EPC Rating G

**** TWO BEDROOM APARTMENT ** AVAILABLE 15TH OF JULY ** FANTASTIC LOCATION ****

James Douglas are delighted to offer this fantastic 2 bedroom apartment to rent. This two-bedroom first floor flat situated on Albany Road is perfect for students and professionals alike, with close transport links to Cardiff City Centre, and plenty of restaurants, shops and amenities. The property itself consists of an open plan kitchen/lounge, bathroom with bath over shower, and 2 double bedrooms. The flat also benefits from a lovely garden and on street parking.

Monthly Rent: £955.00

Deposit: £1,055.00

Holding Deposit: £219

EPC Rating: C

Council Tax Band: B

Building Materials: Brick

Sewerage Supply: MAINS

Broadband Coverage: (Internet is NOT included unless otherwise stated) Up to 20mbps upload speed

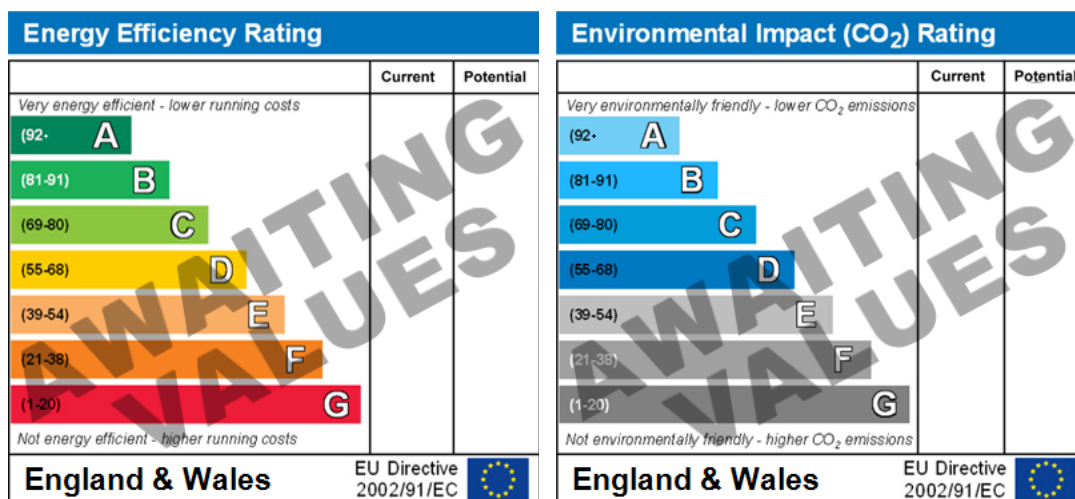
Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Unknown

Parking Status: ON STREET PERMIT

Building Safety - No known issues



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.