



**Marlborough Road , Roath, Cardiff, CF23 5BX**  
**£1,100 pcm | Available 02 June 2025 | 2 bedroom**



- **Unfurnished**
- **Beautifully Presented**
- **Great location**
- **Low-Maintenance Garden**
- **duplex**
- **EPC Rating E**

**\*\*AVAILABLE NOW\*\* MODERN ONE BEDROOM FLAT\*\* AVAILABLE WITH NO DEPOSIT OPTION\*\***

James Douglas Sales & Lettings are delighted to offer this spacious unfurnished property that is situated in a fantastic location in Penylan, it is within walking distance of lots of local amenities on Albany Road and the City Centre. The flat itself has been finished to a very high standard with a lovely open plan kitchen/living room, bathroom with walk in shower and a large double bedroom.

Monthly Rent: £1,100

Deposit: £1,200

Holding Deposit: £252

EPC Rating: E

Council Tax Band: D

Building Materials: Brick

Sewerage Supply: Dwr Cymru (Welsh Water)

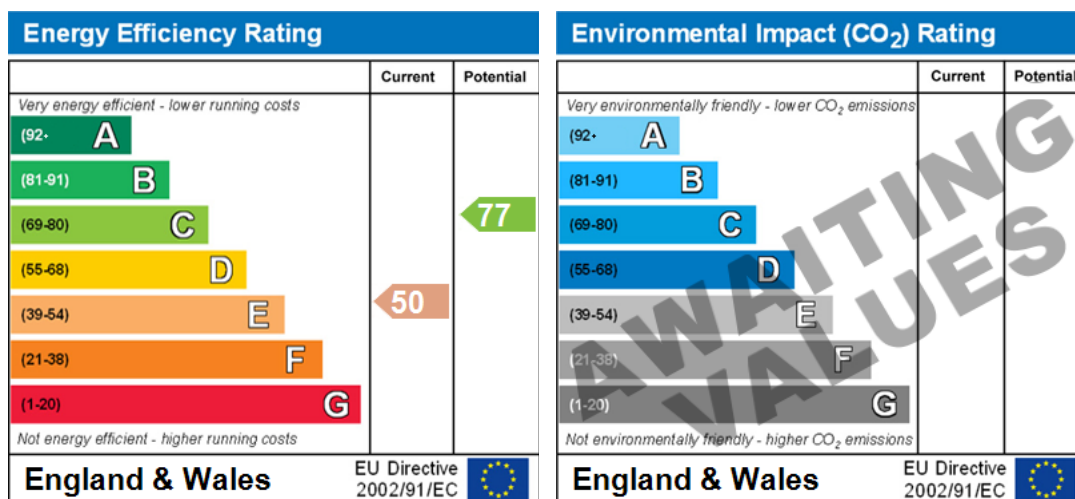
Broadband Coverage: Up to 80mps Superfast broadband

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask agent

Parking Status: ON STREET PERMIT



**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.