



Railway street , Cardiff, CF24 2NE  
£1,600 pcm | Available Now | 3 bedroom



- Furnished
- Double Bedroom
- Enclosed Rear Garden
- On Street Parking
- Close to local amenities
- EPC Rating G

**\*\*3 BEDROOMS\*\*UNFURNISHED\*\*AVAILABLE NOW\*\*AVAILABLE WITH NO DEPOSIT OPTION\*\***

James Douglas are delighted to offer this fantastic 3 bedroom terraced house to rent. This property is in a fantastic location, close to plenty of local ammeneties and a short walk from local transport links. The property itself consists of 2 double bedrooms and 1 single bedroom. It also boasts an open plan living/dining room, kitchen and downstairs bathroom. The house also benefits from on street parking aswell as an enclosed rear garden.

#### Key Details

Monthly Rent: £1600.00

Deposit: £1700.00

Holding Deposit: £367.00

EPC Rating: D

Council Tax Band: D

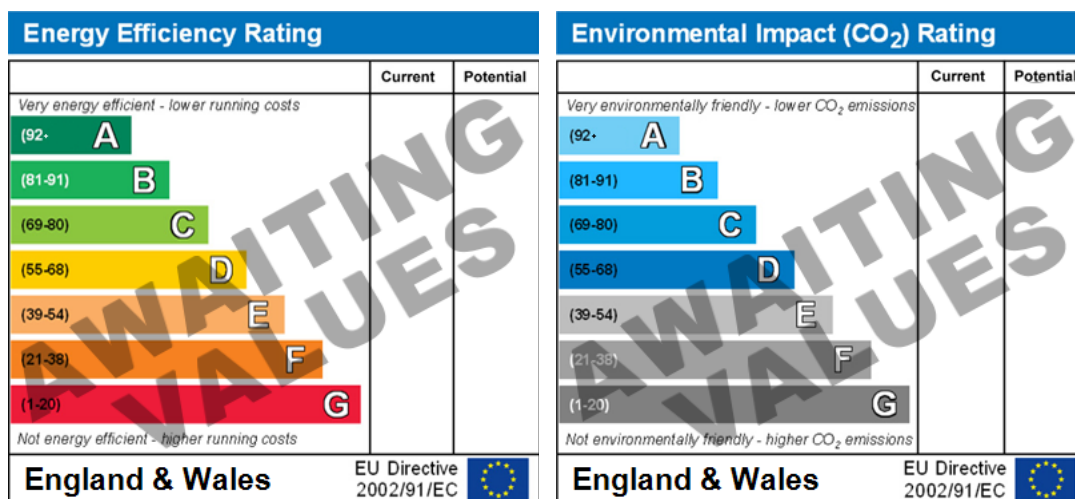
Building Materials: Brick

Sewerage Supply: Mains

Broadband Coverage : Virgin & Openreach are the suggested providers with download speeds up to 1800 Mbps and upload speeds up to 220 Mbps

Mobile Coverage: All major providers are available, with 5G predicted to be available.

Utility Supplies: Electrical supply & gas central heating



#### 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.**