



**Caerphilly Road , Cardiff, CF14 4AE**  
**£1,050 pcm | Available Now | 1 bedroom**



- **Part Furnished**
- **Fantastic Location**
- **All Double Bedrooms**
- **First floor flat**
- **Close to City Centre**
- **EPC Rating G**

**\*\* TWO BEDROOM FLAT \*\* AVAILABLE NOW \*\* PART FURNISHED \*\* CLOSE TO LOCAL AMENITIES \*\***

James Douglas are delighted to offer this spacious top floor 2 bedroom flat, located on Caerphilly road in Cardiff. Close to lots of local amenities such as takeaways, shops and cafes etc. The flat comprises of 2 large bedrooms, a sitting room by the stairs, kitchen and bathroom with a bath and overhead shower included.

**Key Details**

Monthly Rent: £1,050.00

Deposit: £1,150.00

Holding Deposit: £241.00

EPC Rating: D

Council Tax Band: A

Building Materials: Unknown

Sewerage Supply: MAINS

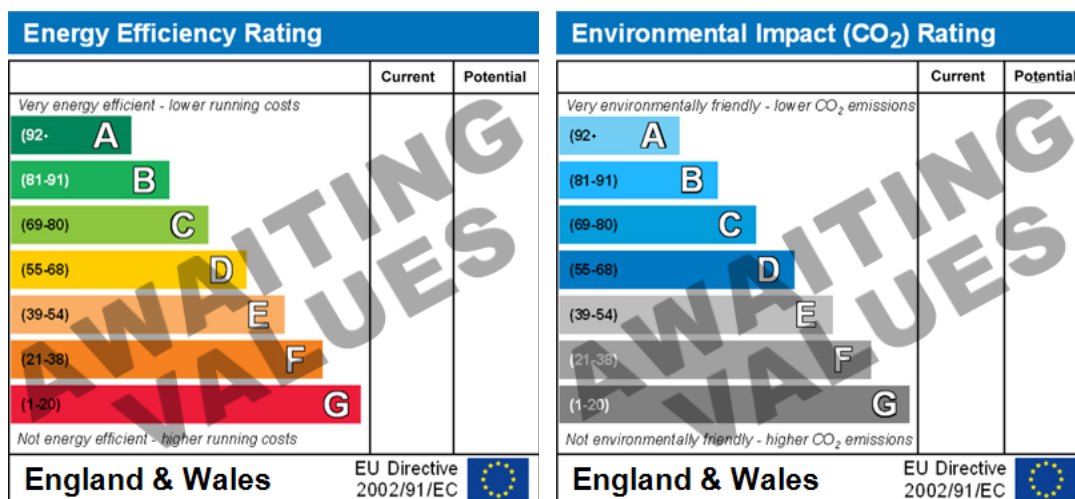
Broadband Coverage(Internet is NOT included unless otherwise stated in the description) Up to 20mbps upload speed

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Unknown

Parking Status: Parking available close by, 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.**