



Richmond Road , Roath, Cardiff, CF24 3AS
£1,040 pcm | Available 23 July 2025 | 2 bedroom



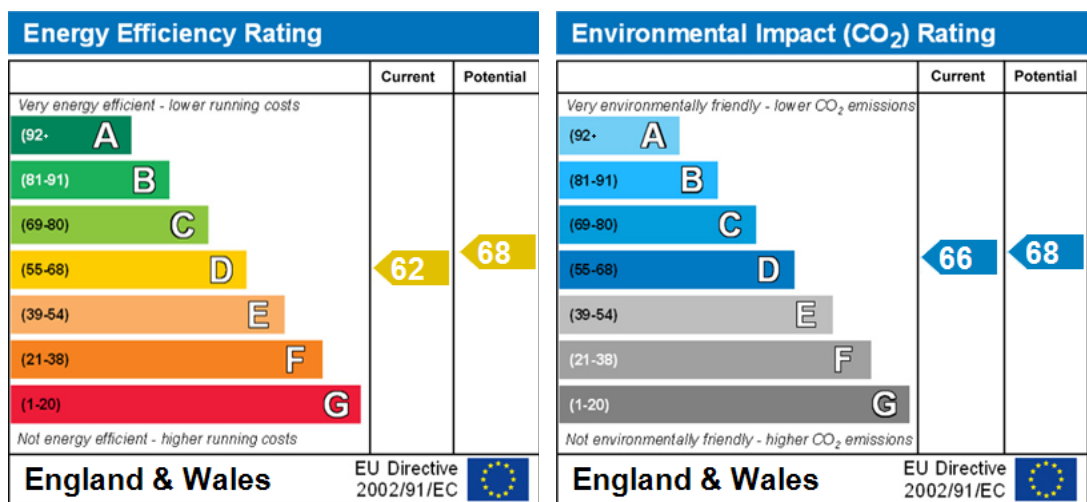
- **Furnished**
- **Laminate Flooring**
- **Spacious**
- **Close to city centre**
- **All Double Bedrooms**
- **EPC Rating D**

**** AVAILABLE 23RD OF JULY ** TWO BEDROOM FLAT ** FULLY FURNISHED ****

James Douglas are delighted to offer this lovely TOP FLOOR 2 DOUBLE bedroom flat situated on the extremely popular Richmond Road in Roath! The property is offered fully furnished and has been finished to a high standard and features a LARGE open plan kitchen/lounge. The property is ideally suited to 2 single students or professionals or even a couple looking for additional space.

Key Details

Monthly Rent: £1,040.00
Deposit: £1,140.00
Holding Deposit: £239.00
EPC Rating: C
Council Tax Band: B
Building Materials: Unknown
Sewerage Supply: Mains Sewerage
Broadband Coverage: Standard to Ultrafast speeds available
Mobile Coverage: No known issues
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.