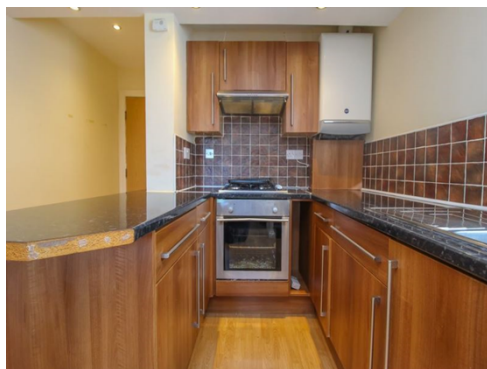




**Monthermer Rd , Roath, Cardiff, CF24 4RA**  
**£850 pcm | Available 25 August 2025 | 1 bedroom**



- **Furnished**
- **Laminate Flooring**
- **Great location**
- **duplex**
- **Double Bed**
- **EPC Rating D**

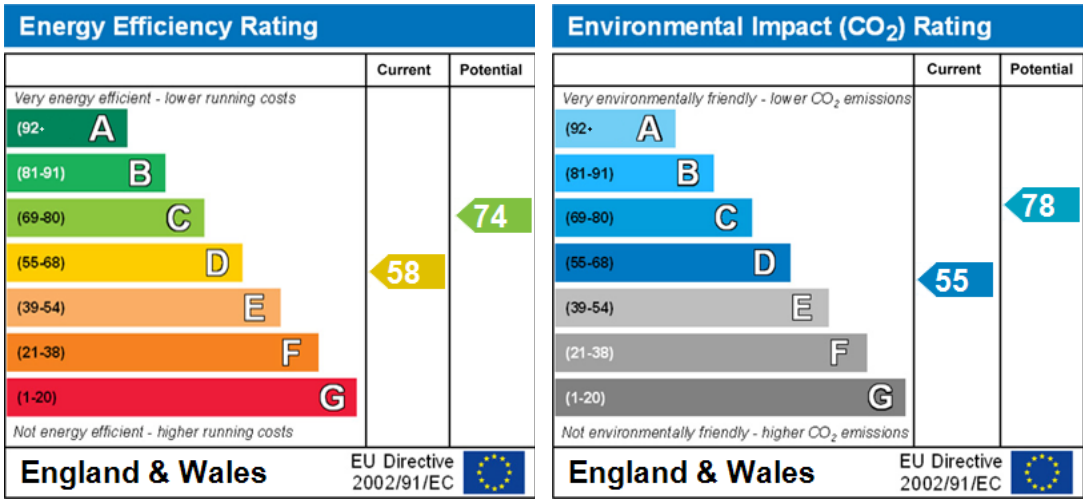
**\*\* ONE BEDROOM \*\* FURNISHED \*\* AVAILABLE FROM AUGUST 25TH 2025 \*\* FANTASTIC LOCATION \*\***

Description

James Douglas Sales and Lettings is delighted to offer this fantastic first floor 1 bed flat to rent. Set in the heart of Roath, close to local amenities and a short bus ride to the City Centre. The property itself consists of a generous lounge-kitchen, one bedroom and a contemporary bathroom. The flat also benefits from off-street parking.

Key Details

- Monthly Rent: £850.00
- Deposit: £950.00
- Holding Deposit: £195.00
- EPC Rating: D
- Council Tax Band: B
- Building Materials: Brick
- Sewerage Supply: Mains sewerage
- Broadband Coverage: Virgin Media, Openreach 3 Mbps to 1000 Mbps
- Mobile Coverage: Limited EE Voice and Data, Limited O2 and Vodafone Data
- Utility Supplies: Electrical supply and 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.