



Cyprian house , CF24 4QY  
£535 pcm | Available 03 July 2025 | 1 bedroom



- Furnished
- 
- EPC Rating  
[[EPCImages.EERImage.CurrentAsLetter]]

**\*\* AVAILABLE JULY 2025\* ONE ROOM AVAILABLE IN A STUDENT HOUSE SHARE \*\* FULLY FURNISHED ROOM \*\***

James Douglas are delighted to offer this fantastic one bedroom in a Student house share, located on Monthermer road, Cardiff available to rent. This property is in a fantastic location just a short walk to the local university. This property is close to many local amenities along with a very short walk to all public transport facilities. This property benefits of an en-suite, located on the ground floor bedroom with a shared kitchen facilities and shared garden access with the other rooms. Permit parking is available on streets near the property.

### Key Details

Monthly Rent: £535.00

Deposit: £635.00

Holding Deposit: £122.00

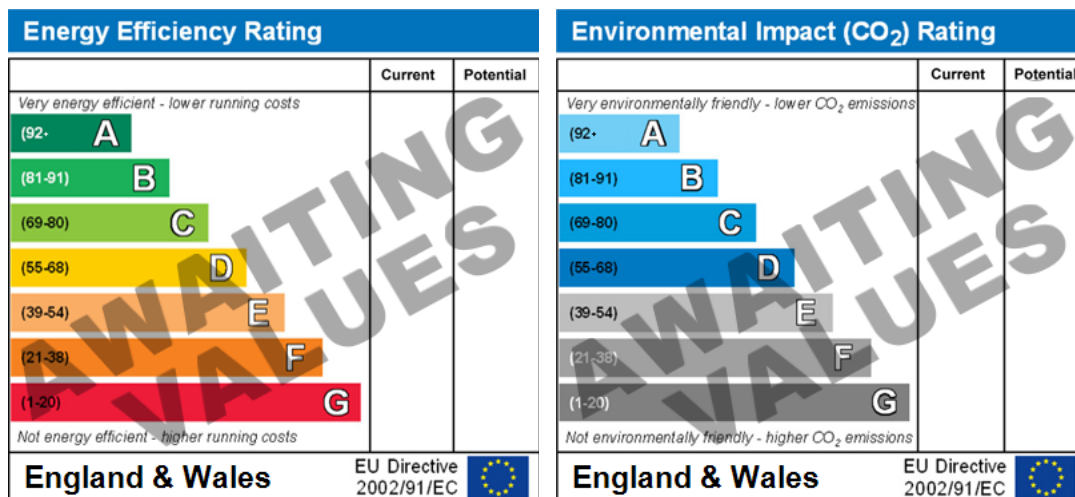
EPC Rating: C

Council Tax Band: N/A

Building Materials: Brick

Sewerage Supply: Speak to agent

Broadband Coverage: Standard to Ultrafast speed available



### 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.**