



**Albany Road , Roath, Cardiff, CF24 3RQ**  
**£1,030 pcm | Available 29 July 2025 | 2 bedroom**



- **Furnished**
- **EPC Rating C**
- **Close to local amenities**
- **Close to City Centre**
- **Close to Roath Park Lake**
- **Fantastic Location**
- **Double Bed**
- **First floor flat**
- **Generous Kitchen**

**\*\* TWO BEDROOM FLAT\*\* FURNISHED \*\* AVAILABLE FROM 29th JULY \*\* FANTASTIC LOCATION \*\***

James Douglas Sales and Lettings is delighted to present this fantastic two-bedroom ground-floor flat located on Albany Road, available for rent. This property is ideal for both students and professionals, offering excellent transport links to Cardiff City Centre and convenient access to a wide array of local restaurants, shops, and amenities. The flat features an open-plan kitchen and lounge area, a bathroom with a bath over shower, and two spacious double bedrooms. Additionally, residents will benefit from a lovely private garden and readily available on-street parking. For more information or to arrange a viewing, please do not hesitate to contact us.

**Key Details**

Monthly Rent: £1,030

Deposit: £1,130

Holding Deposit: £236

EPC Rating: C

Council Tax Band: B

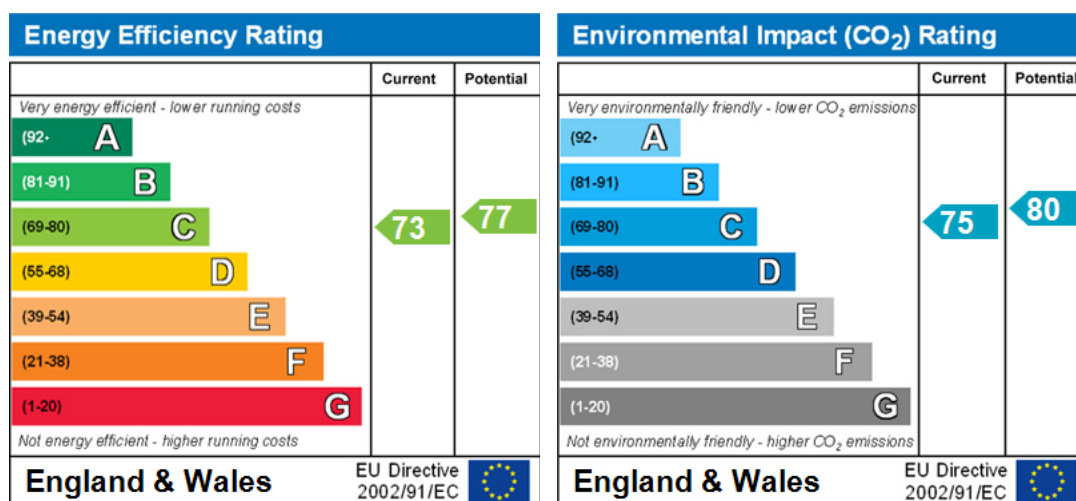
Building Materials: Unknown

Sewerage Supply: Mains sewerage

Broadband Coverage: Virgin Media, Openreach 1 Mbps to 1000 Mbps

Mobile Coverage: Limited EE and Three data, no other known issues

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.**