



Salisbury Road , Cathays, Cardiff, CF24 4AD
£1,190 pcm | Available 19 August 2025 | 2 bedroom



- **Furnished**
- **Two Bedrooms**
- **Close to local amenities**
- **Fantastic Location**
- **All Double Bedrooms**
- **EPC Rating D**

****AVAILABLE FROM 19TH AUGUST 2025* MODERN TWO BEDROOM APARTMENT** GREAT LOCATION ****

James Douglas is delighted to introduce a contemporary two-bedroom apartment located on Salisbury Road in Cathays. This property offers the convenience of being just a 5-minute walk from Cardiff University, with the City Centre and a wide array of local amenities also within easy reach. The apartment boasts a spacious open-plan living area complete with fully integrated kitchen appliances. There are two comfortable double bedrooms, and the bathroom is well-appointed with both a bathtub and an overhead shower. The property features laminate flooring throughout and benefits from gas central heating. Offered fully furnished and finished to a high standard, this apartment provides a fantastic living opportunity.

Monthly Rent: £1,190

Deposit: £1,290

Holding Deposit: £273

EPC Rating: D

Council Tax Band: C

Building Materials: Unknown

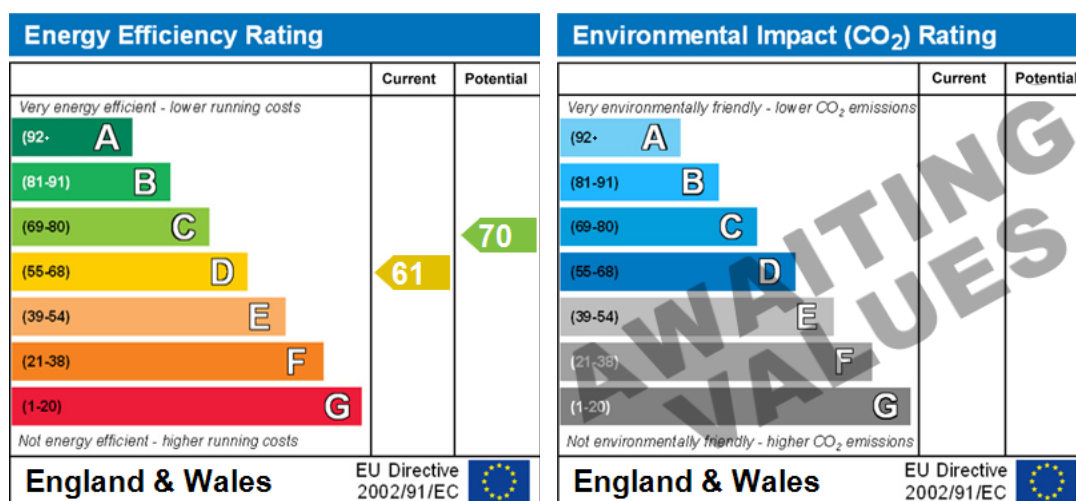
Sewerage Supply: Welsh Water

Broadband Coverage: Up to 80mbps

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: NO METER



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.