



Mackintosh Place , Roath, Cardiff, CF24 4RQ
£830 pcm | Available 15 September 2025 | 1 bedroom



- **Furnished**
- **On Street Parking**
- **Great location**
- **Close to local amenities**
- **Laminate Flooring**
- **EPC Rating C**

**** GROUND FLOOR FLAT** AVAILABLE 15TH SEPTEMBER **MODERN THROUGHOUT****

James Douglas are delighted to offer this well-presented ONE-bedroom ground floor flat, just a 1 minute's walk from the main shops, takeaways and restaurants located on the popular Albany road in Cardiff.

The property consists of an open plan kitchen/lounge, double bedroom and bathroom with shower over bath, and is offered fully furnished to a high standard. A must-view property.

Holding deposit: £190.00

Rent: £830.00

Security Deposit: £930.00

EPC: C

Council Tax: A

Building Materials: Brick

Sewerage Supply: Welsh Water

Broadband Coverage: Superfast broadband - 247mbps - 37mbps

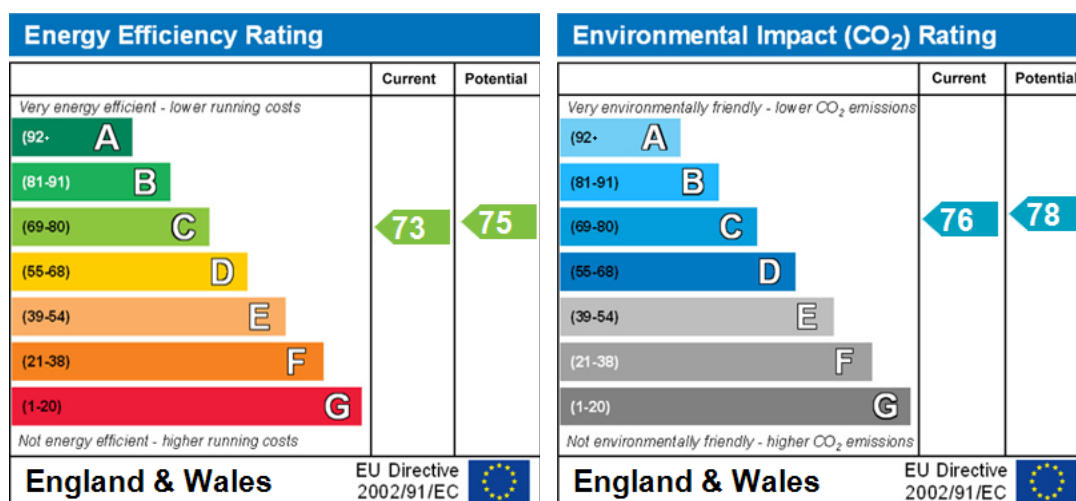
Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask agent

Parking Status: ON STREET PERMIT

Building Safety - No known issues



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.