



**Woodville Rd , Cathays, Cardiff, CF24 4FX**  
**£700 pcm | Available 11 August 2025 | 1 bedroom**



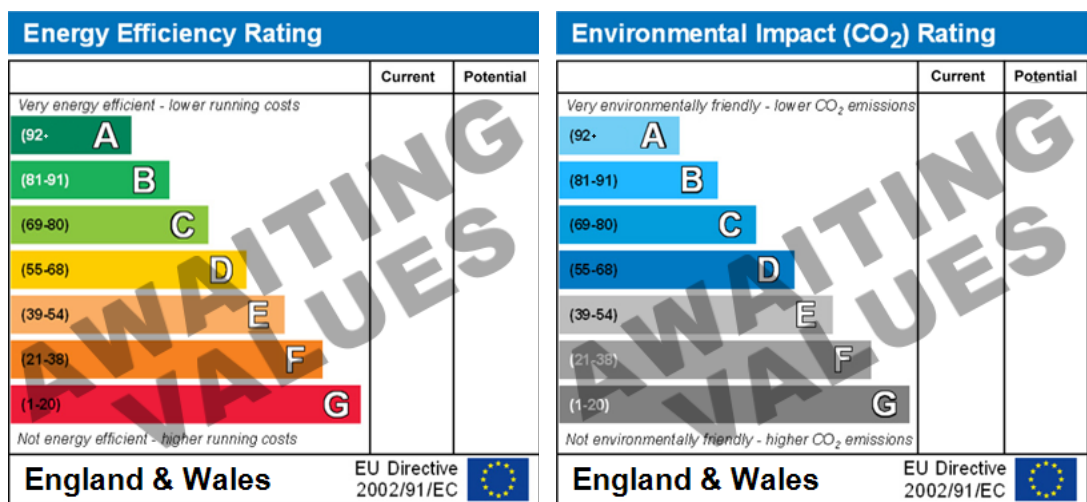
- **Furnished**
- **On Street Parking**
- **Double Glazed**
- **Close to City Centre**
- **Close to local amenities**
- **EPC Rating G**

**\*\* ONE BEDROOM FLAT \*\* FURNISHED \*\* AVAILABLE 11TH OF AUGUST \*\* GAS INCLUDED IN RENT \*\***

James Douglas are delighted to offer this fantastic one bed ground floor studio flat to rent. The property is situated close to Cardiff city centre, conveniently located close to local amenities, public transport links and only a short walk to the University and City Centre. Gas is included in the rent for this property. The property itself consists of a modern kitchen, shower room and living/bedroom space, which comfortably accommodates a double bed. The flat also benefits from on street parking.

**Key Details**

Monthly Rent: £700.00  
Deposit: £800.00  
Holding Deposit: £160.00  
EPC Rating: C  
Council Tax Band: A  
Building Materials: Brick  
Sewerage Supply: Mains sewerage  
Broadband Coverage: Virgin Media, Openreach 11 Mbps to 1000 Mbps  
Mobile Coverage: No 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.**