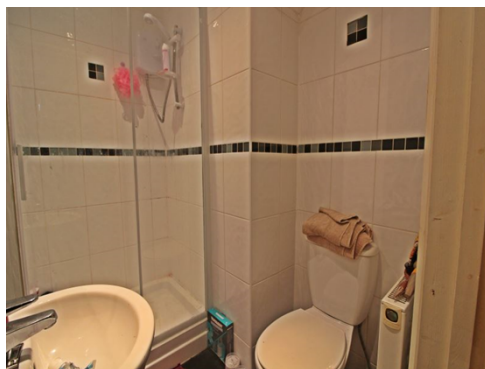
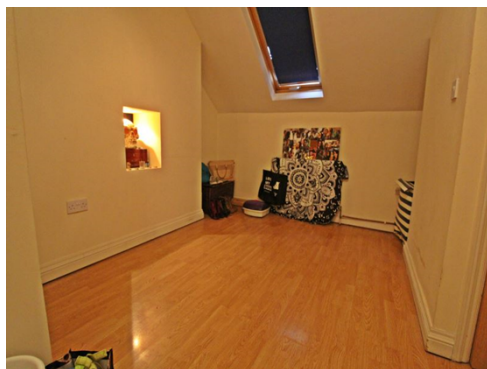
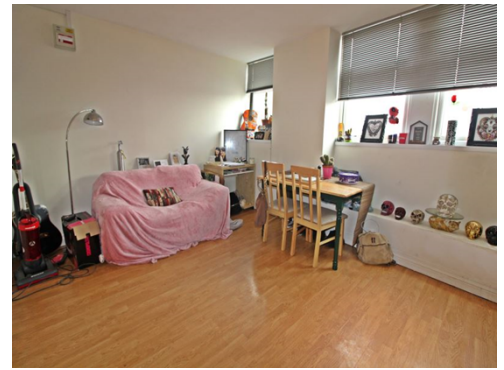




Penarth Road , Grangetown, Cardiff, CF10 5GP
£800 pcm | Available 19 September 2025 | 1 bedroom



- **Furnished**
- **Central Heating**
- **Double Bed**
- **Double Glazed**
-
- **EPC Rating G**

****AVAILABLE 19TH SEPTEMBER ** ONE BEDROOM DUPLEX FLAT ** CLOSE TO CARDIFF CITY CENTRE ****

James Douglas are delighted to offer this large one bedroom duplex flat in a superb location for a professional working in Cardiff City Centre or the surrounding areas. It is a stones throw away from Central Train Station and the City Centre. This large apartment comprises of an open plan living and kitchen area, with stairs leading to a HUGE double bedroom with en-suite bathroom. The property is also offered as fully furnished and is decorated throughout to a high standard.

Monthly Rent: £800.00

Deposit: £900.00

Holding Deposit: £183.00

EPC Rating: C

Council Tax Band: B

Building Materials: Brick

Sewerage Supply: Welsh Water

Broadband Coverage: Up to 80mbps

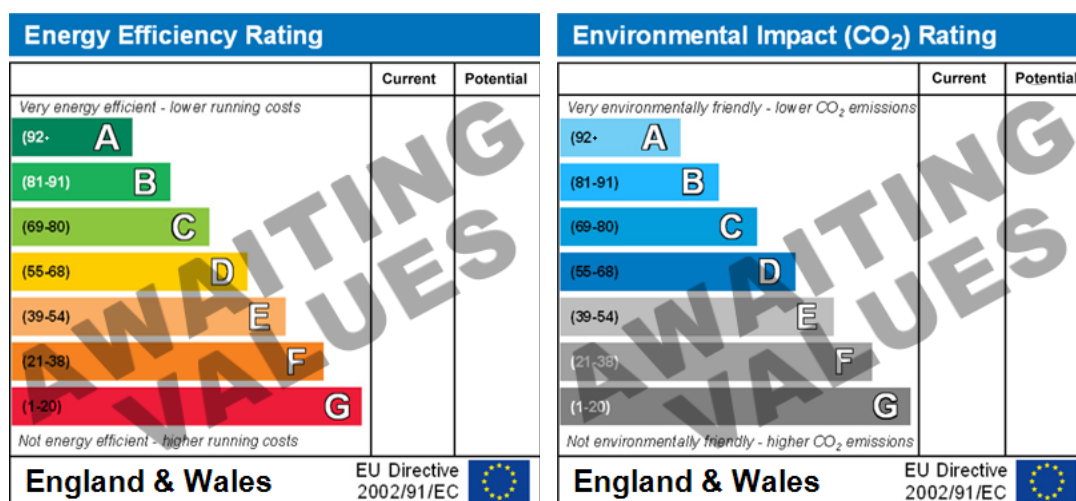
Mobile Coverage: No known issues

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.