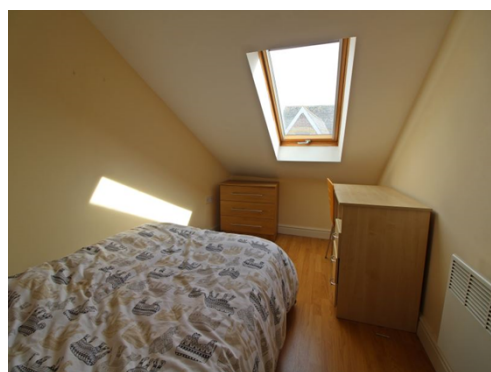




North Road , Cathays, Cardiff, CF14 3AE
£860 pcm | Available 06 October 2025 | 2 bedroom



- **Furnished**
- **On Street Parking**
- **Laminate Flooring**
- **All Double Bedrooms**
- **duplex**
- **Central Heating**
- **Close to City Centre**
- **EPC Rating D**

**** ONE BEDROOM FLAT ** AVAILABLE 6TH SEPTEMBER ** CLOSE TO CARDIFF UNIVERSITY****

James Douglas are delighted to offer this well presented one bedroom flat. This used to be a 3 bed flat so has plenty of space for living and storage. Large double bedroom, separate fully fitted kitchen, separate lounge, lovely tiled bathroom, study room, guest room with frosted detail lights, laminate flooring throughout, chrome fittings and fully sound proofed. The property has been furnished and finished to a high standard.

Monthly Rent: £860.00

Security Deposit: £960.00

Holding deposit £197.00

EPC: D

Council Tax Band: D

Building Materials: Unknown

Sewerage Supply: MAINS

Broadband Coverage: Up to 80mbps

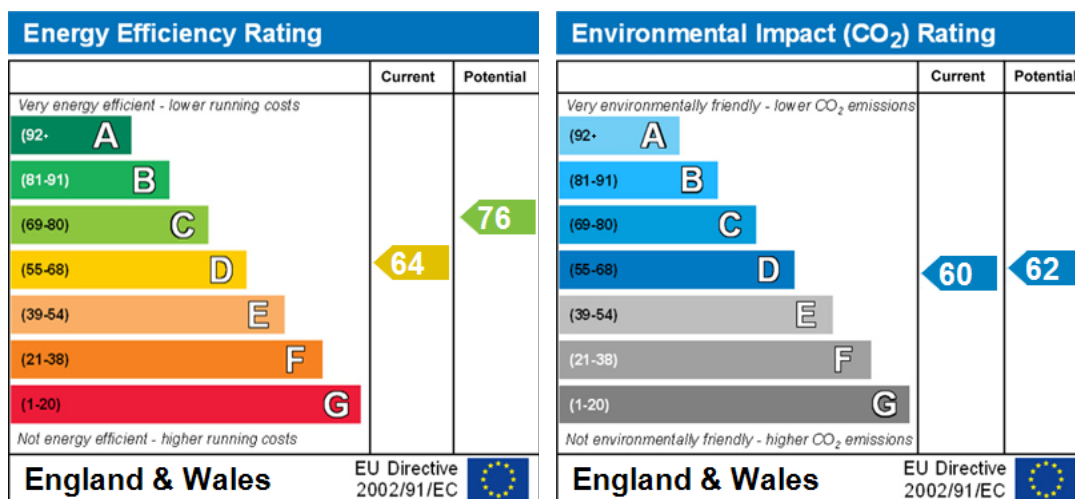
Mobile Coverage: No known issues

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.