



Compton street , Grangetown, Cardiff, CF11 6TJ
£1,400 pcm | Available Now | 3 bedroom



- **Unfurnished**
- **Open Plan**
- **Enclosed Rear Garden**
- **Close to local amenities**
-
- **EPC Rating G**

****3 BEDROOMS**UNFURNISHED**AVAILABLE NOW**FANTASTIC LOCATION****

James Douglas are delighted to offer this fantastic 3 bedroom end terrace property to rent. This property is in a fantastic location, close to plenty of local ammeneties and a short walk into Cardiff city centre and Cardiff central train station. The property itself consists of 2 double bedrooms, 1 single bedroom, a recently rennovated bathroom, kitchen and boasts an open plan living/dining area. The property also has an eclosed rear garden aswell as on street no permit parking.

Key Details

Monthly Rent: £1400.00

Deposit: £1500.00

Holding Deposit: £321.00

EPC Rating: D

Council Tax Band: C

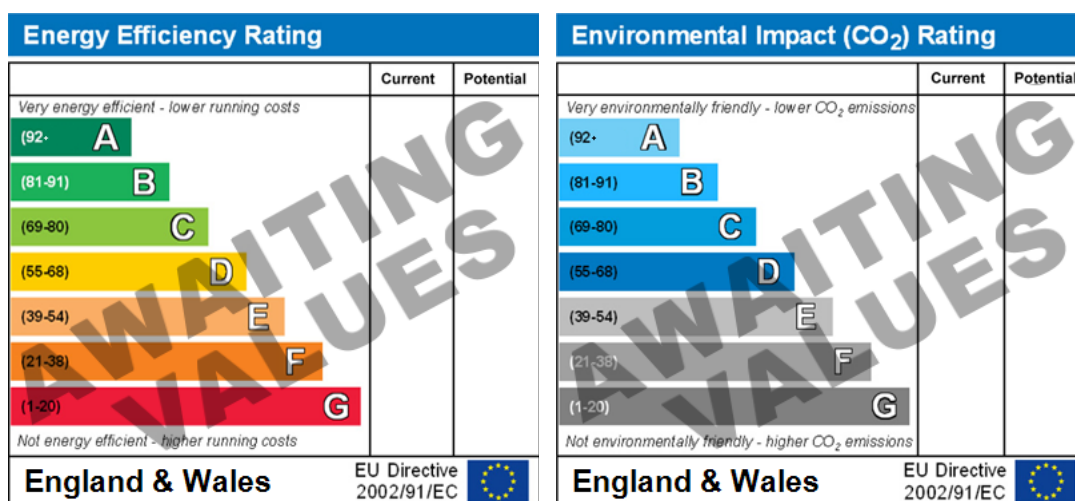
Building Materials: Brick

Sewerage Supply: Ask Agent

Broadband Coverage(Internet is NOT included in the rent) : Virgin Media and Openreach are predicted to be available with download speeds of 1800 Mbps and upload speeds of up to 220 Mbps

Mobile Coverage: All major network providers predict that 5G is available in this area

Utility Supplies: Electrical supply & 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.