



The Parade , Roath, Cardiff, CF24 3AA
£1,150 pcm | Available 03 September 2025 | 2 bedroom



- **Furnished**
- **Close to City Centre**
- **Close to local amenities**
- **Excellent Living Space**
- **On Street Parking**
- **Within Close Proximity to USW**
- **Fully Furnished**
- **EPC Rating D**

**** TWO BEDROOM FLAT ** TOP FLOOR FLAT ** AVAILABLE 3RD SEPTEMBER ** GREAT LOCATION ****

James Douglas are delighted to market this lovely TWO bedroom flat situated in the Parade, Roath. Just minutes away from Cardiff City Centre. The property consists of an open plan kitchen/lounge, two double bedrooms and a bathroom with shower over bath, and is offered fully furnished to a high standard. A must view property.

Holding deposit £264.00

Rent: £1,150.00

Security Deposit: £1,250.00

EPC: D

Council Tax Band: C

Building Materials: Brick

Sewerage Supply: MAINS

Broadband Coverage: (Internet is NOT included unless otherwise stated in the description) Standard download speed - 11mbps

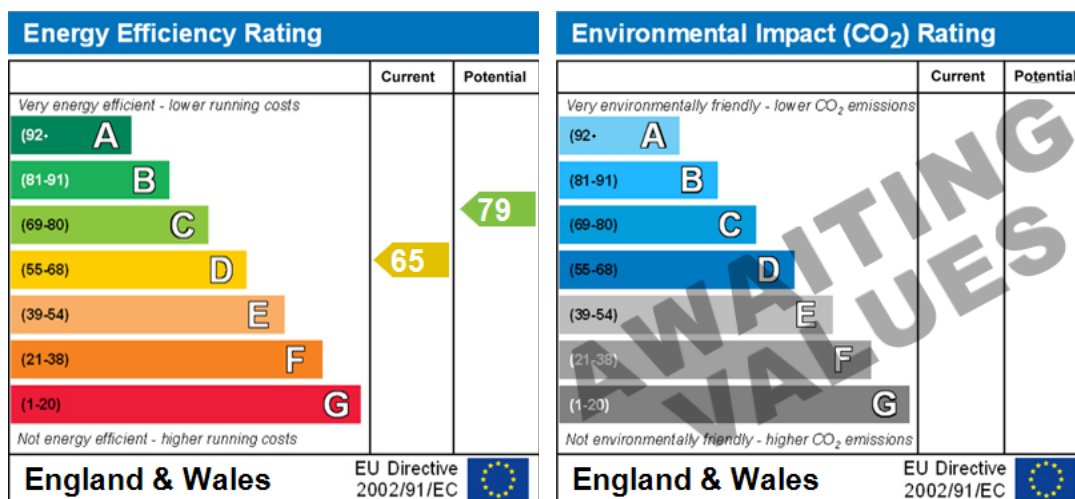
Mobile Coverage: No known issues

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.