



Kames Place , Adamsdown, Cardiff, South Glamorgan, CF24 0HB
£850 pcm | Available 17 October 2025 | 1 bedroom



- **Furnished**
- **Double bedroom**
- **Large Bedrooms**
- **On Street Parking**
- **Close to City Centre**
- **EPC Rating G**

****AVAILABLE 17TH OCTOBER**ONE BEDROOM FLAT**FANTASTIC LOCATION****

We are pleased to offer this ONE BEDROOM end terrace house, located close to local amenities and within easy walking distance of Cardiff's City Centre. Comprising of entrance hall, lounge/modern fitted kitchen, bathroom, first floor: large bedroom. Appliances include washing machine, full fridge/freezer and electric hob/oven. The property benefits from gas central heating and UPVC double glazing.

This house is one of a kind and would suit a couple or single professional.

Holding deposit - £195.00

Rent - £850.00

Deposit - £950.00

EPC Rating - C

Council Tax Band - C

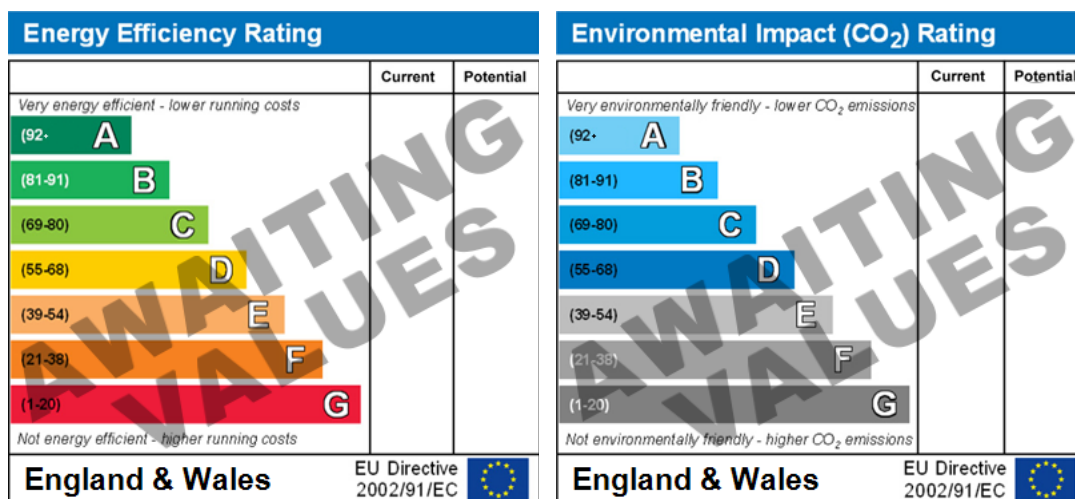
Building Materials: Brick

Sewerage Supply: Ask agent

Broadband Coverage(Internet is NOT included in the rent): Openreach and EE are the suggested providers with download speeds up to 1800 Mbps and upload speeds up to 220 Mbps

Mobile Coverage: 5G is predicted to be available with most major phonline providers

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.