



The Parade , Roath, Cardiff, CF24 3AA
£920 pcm | Available 14 November 2025 | 1 bedroom



- **Furnished**
- **One Bedroom Apartment**
- **Open lounge / kitchen**
- **Close to City Centre**
- **Close to local amenities**
- **EPC Rating G**

**** SPACIOUS ONE BEDROOM FLAT ** AVAILABLE 14TH OF NOVEMBER ** FURNISHED ** GREAT LOCATION ****

James Douglas are pleased to market this modern, fully furnished flat situated on the Parade, right next to Cardiff school of engineering building and within a 5-minute walk to Cardiff City Centre.

The property consists of a large open plan kitchen/living area, large bathroom with shower, one double bedroom. This property further benefits from intergrated kitchen appliances and fully furnished to move straight in.

Key Details

Monthly Rent: £920.00

Deposit: £1,020.00

Holding Deposit: £211.00

EPC Rating: C

Council Tax Band: C

Building Materials: Unknown

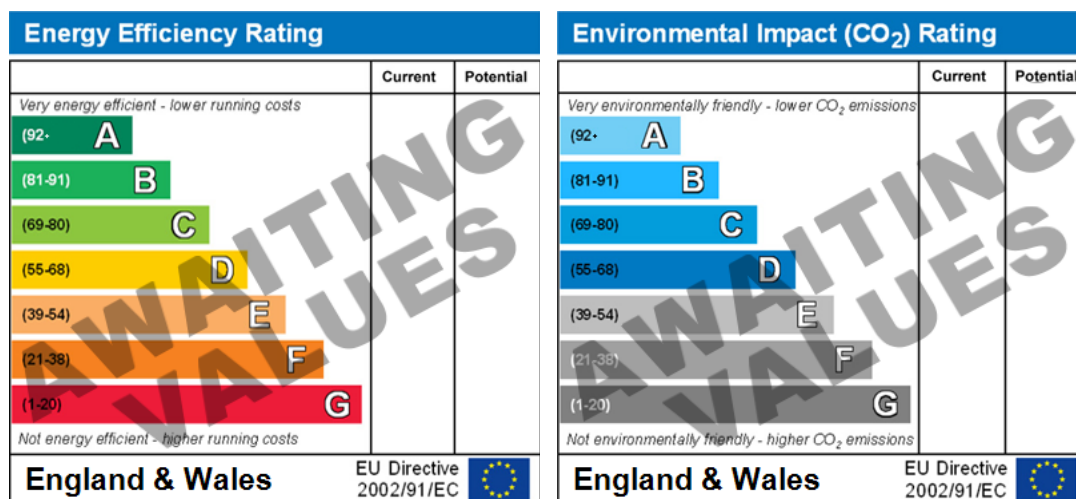
Sewerage Supply: Mains Sewerage

Broadband Coverage: Standard to Ultrafast speeds available

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Unknown if metered or unmetered



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.