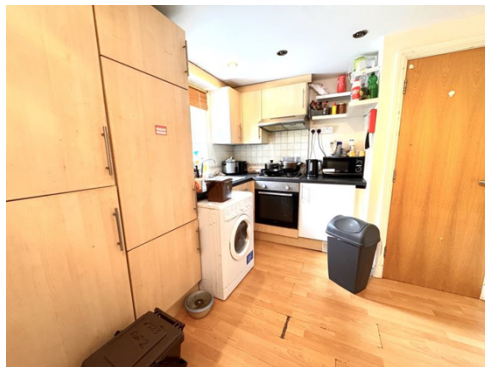




City Rd , Roath, Cardiff, CF24 3JD

£1,025 pcm | Available 08 December 2025 | 2 bedroom



- Part Furnished
-
- EPC Rating D

**** TWO BEDROOM FLAT ** AVAILABLE 8TH DECEMBER ** CLOSE TO LOCAL AMENITIES ****

James Douglas are delighted to offer this two bedroom flat to rent which is located on City Road, Cardiff. This spacious two bedroom flat has laminate flooring throughout, with a spacious bedroom with plenty of storage. This property also offers a large bathroom with bath over shower, an open plan kitchen/ living room, as well as fully furnished. This property is also close to all local amenities on City road with public transport to City Centre of Cardiff.

Key Details

Rent: £1,025.00

Deposit - £1,125

Holding deposit - £235.00

EPC - D

Council Tax - B

Building Materials: Brick

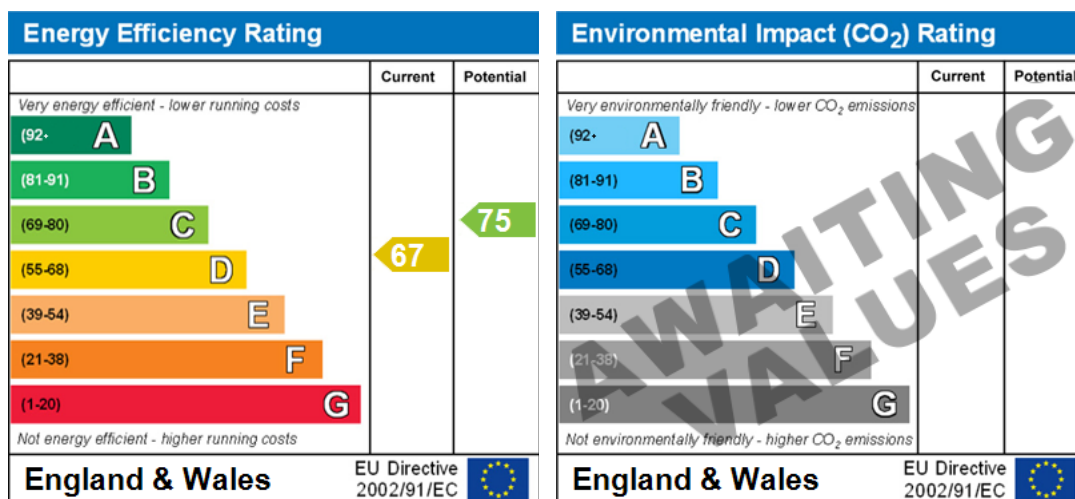
Sewerage Supply: Welsh Water

Broadband Coverage: Up to 80mbps

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Unsure



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.