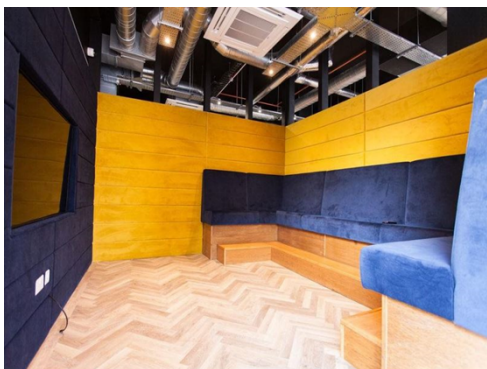


My Student Living

TO LET

City Heights , Cardiff , CF24 3JR
£160 pcm | Available Now | 1 bedroom



- Furnished
-
- EPC Rating
[[EPCImages.EERImage.CurrentAsLetter]]

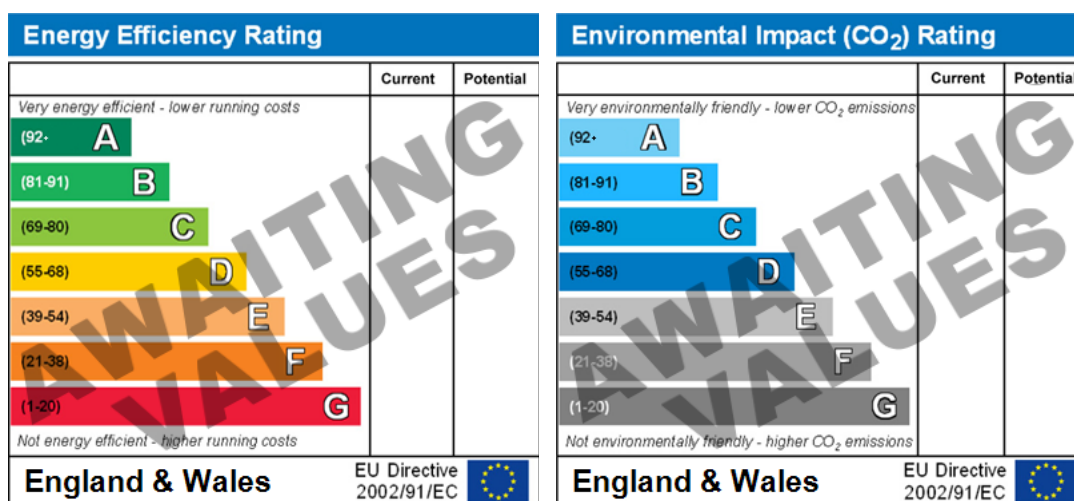
**** EN-SUITE STUDENT APARTMENT ** ALL BILLS INCLUDED ** GAMES ROOM AND TV AREA ** ROOFTOP TERRACE ****

James Douglas are delighted to offer a student accommodation at City Heights is the perfect base for students in Cardiff, ideally located on City Road with all major universities just a short distance away. Whether you're heading to Cardiff University, the University of South Wales, or Cardiff Metropolitan, you'll enjoy a quick and easy commute, leaving you more time to focus on what matters.

What sets City Heights apart is the space it offers. We provide some of the largest studio (38 sq/m) and one-bedroom apartments (45 sq/m) available in the city. Each room is thoughtfully designed with a private bathroom and kitchen, giving you the freedom and privacy to live independently while still being part of a vibrant student community.

Life at City Heights is about balance. Our accommodation is designed to support both your academic and social life. You'll find dedicated study areas for quiet focus, alongside a range of communal spaces where you can relax and unwind. Whether it's working out in the on-site gym, enjoying downtime in the games lounge, or soaking in the view from the roof terrace, there's always something to help you recharge.

City Heights puts you at the centre of it all with its mix of international food spots, quirky cafés, and the city's main shopping area. City Heights isn't just student accommodation – it's where you live, grow, and thrive. With spacious apartments, top-tier amenities, and an unbeatable location, it's everything you need for an unforgettable student experience in Cardiff.



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.