



Usk Court , Curlew close, Rhiwbina, CF14 1BN
£850 pcm | Available Now | 1 bedroom



- **Furnished**
- **Double Bedroom**
- **Fully Furnished**
- **On Street Parking**
-
- **EPC Rating G**

1 BEDROOM**FURNISHED**AVAILABLE NOW*

James Douglas are delighted to offer this fantastic 1 bedroom ground floor flat to rent. The property is in a fantastic location on Curlew close in Rhiwbina. The property is surrounded by plenty of local amenities, and a short walk to whitchurch train station. The property boasts 1 double bedroom, a bathroom, kitchen and lounge. The property also boasts 1 free outside parking space at the front of the apartment block.

Monthly Rent: £850.00

Deposit: £950.00

Holding Deposit: £195.00

Council Tax Band: C

EPC rating: E

Building Materials: Brick

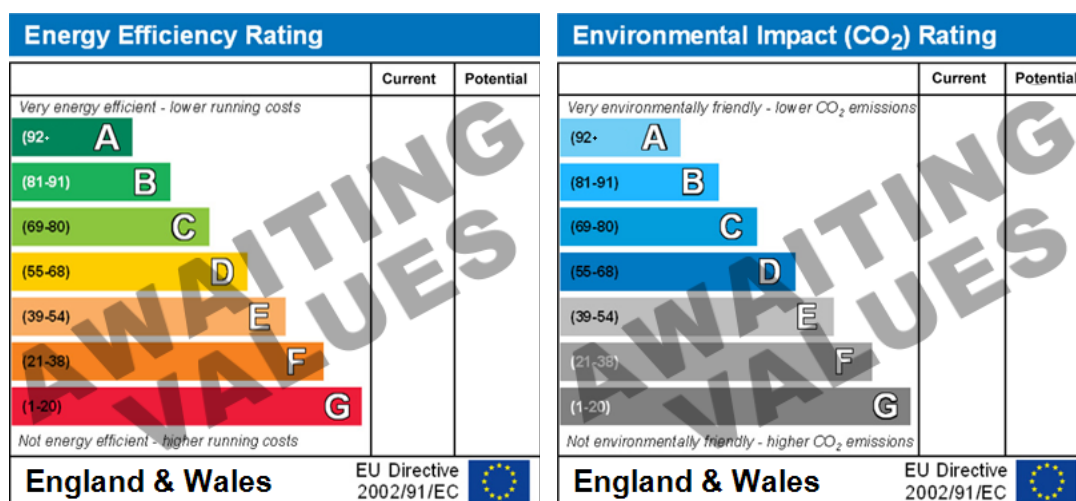
Sewerage Supply: Ask agent

Broadband Coverage(Internet is NOT included in the rent): Openreach is the suggested provider with up to 1800Mbps download speed and 220 Mbps upload speed

Mobile Coverage: No known issues, 5G is predicted to be available in this area with some known providers

Utility Supplies: Electrical supply

Water Supply: Ask Agent



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.