



Ruthin Gardens , Cardiff, CF24 4AU
£1,500 pcm | Available Now | 2 bedroom



- **Furnished**
- **All Double Bedrooms**
- **Fully Furnished to a High Standard**
- **Impressive Property**
- **Beautifully Presented**
- **Close to City Centre**
- **EPC Rating G**

2 BEDROOM**FURNISHED**AVAILABLE NOW**NEWLY REFURBISHED*

James Douglas are delighted to offer this fantastic 2 bedroom ground floor flat to rent. The property is in a fantastic location on in Cathays. The property is surrounded by plenty of local amenities, and a short walk to Cathays train station and nearby uni campuses. The property boasts 2 double bedrooms, a bathroom, kitchen and lounge. The property also boasts a rear garden and has on street permit parking available subject to council approval.

Monthly Rent: £1500.00

Deposit: £1600.00

Holding Deposit: £344.00

Council Tax Band: C

EPC rating: C

Building Materials: Brick

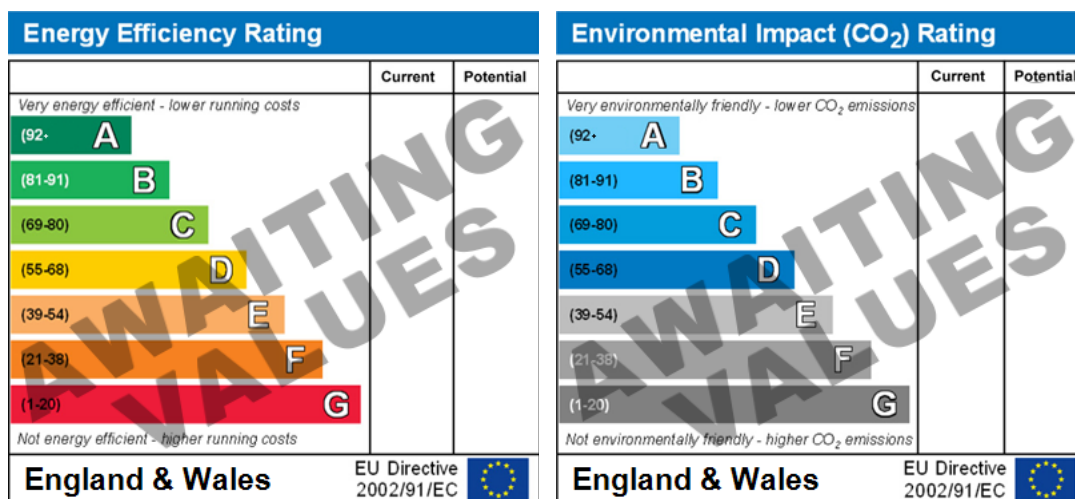
Sewerage Supply: Ask agent

Broadband Coverage(Internet is NOT included in the rent): Virgin media is the suggested provider with up to 1000Mbps download speed and 100 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.