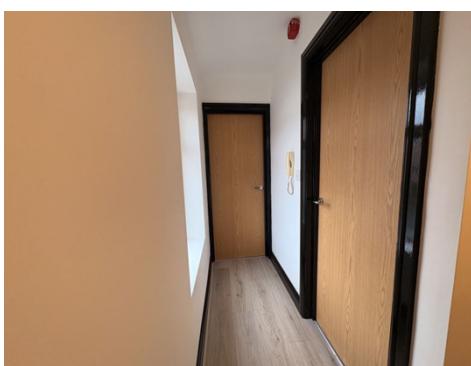
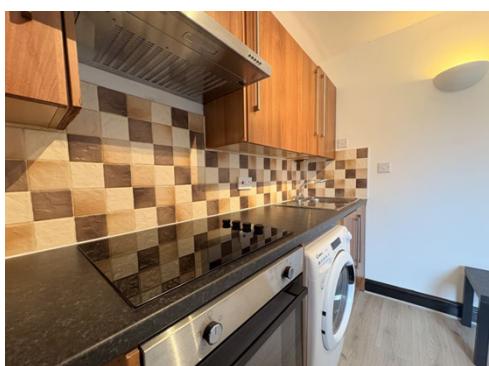




**Woodville Rd , Cathays, Cardiff, CF24 4FX**

**£800 pcm | Available Now | 1 bedroom**



- Part Furnished
- One Bedroom Apartment
- Close to local amenities
- Double Bedroom
- Council Tax Band - B
- EPC Rating G

## \*\*ONE BEDROOM APARTMENT\*\*AVAILABLE NOW\*FIRST FLOOR FLAT\*\*PART-FURNISHED\*\*

James Douglas are delighted to offer this one bedroom first floor flat on Woodville Road, Cardiff. The property is in a fantastic location and is close to lots of local shops, restaurants and a short walk to Cathays train station. The property comprises of an open plan kitchen/living room area, one large double bedroom and a bathroom with just shower. The property does not have allocated parking available however permit parking can be applied for.

Monthly Rent: £800.00

Deposit: £900.00

Holding Deposit: £183.00

EPC Rating: C

Council Tax Band: B

Building Materials: Unknown

Sewerage Supply: Mains Sewerage

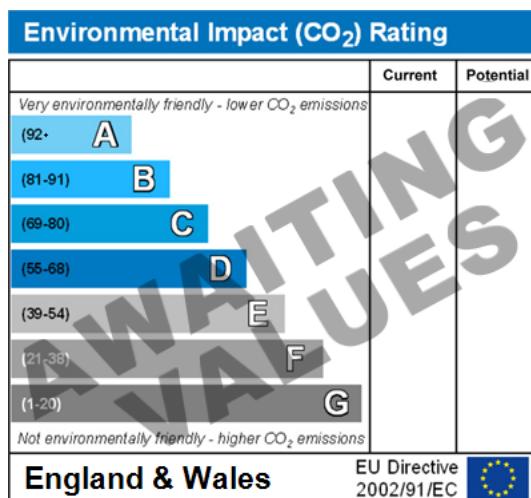
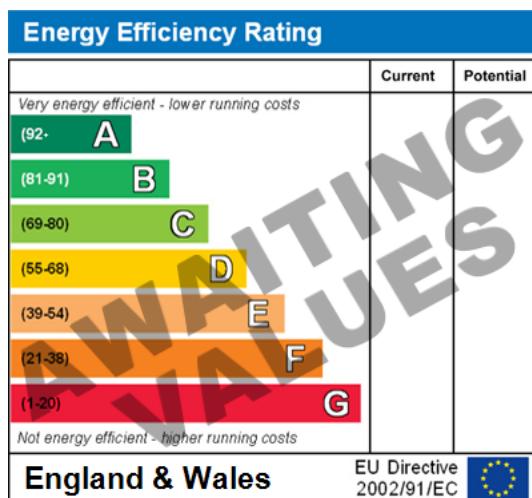
Broadband Coverage: Virgin Media & Openreach with upload speeds up to 1800 Mbps and download speeds up to 220 Mbps

Mobile Coverage: No known issues, 5G is predicted to be available in the area

Utility Supplies: Electrical supply & Electric Heating

Water Supply: Metered

Parking Status: Permit Street parking



### 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 Propertmark 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.