



**Shirley Road , Roath, Cardiff, CF23 5HL**  
**£1,000 pcm | Available 03 March 2026 | 1 bedroom**



- **Unfurnished**
- **Fantastic Location**
- **Beautifully Presented**
- **Unfurnished**
- **One Bedroom Apartment**
- **Beautifully Presented**
- **Electric Heating**
- **EPC Rating E**

**\*\*NEWLY RENOVATED FLAT\*\*UNFURNISHED\*\*AVAILABLE NOW\*\***

James Douglas are delighted to offer this newly renovated one bedroom flat on Shirley Road. The flat has been finished to a very high standard with some fantastic features and consists of a large living room, separate fitted kitchen, bathroom with just a shower and some lovely blue feature tiles giving it a real wow factor and one very large double bedroom with built in storage space.

Monthly Rent: £1,000.00

Deposit: £1,100.00

Holding Deposit: £229.00

EPC Rating: E

Council Tax Band: B

Building Materials: Brick

Sewerage Supply: Ask Agent

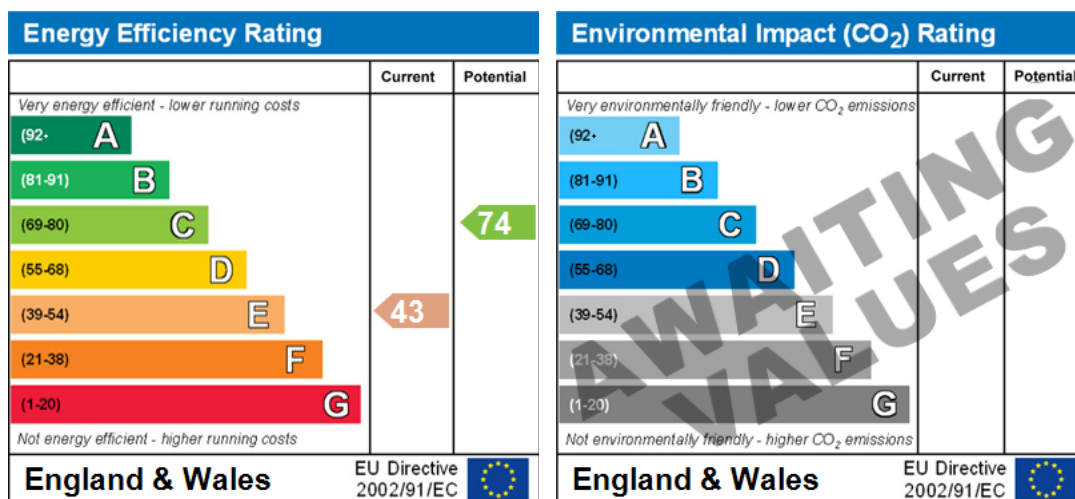
Broadband Coverage: Openreach and VirginMedia are the suggested providers with upload speeds up to 100Mbps and download speeds up to 1000Mbps

Mobile Coverage: Most major network providers are predicted to be able to provide 5G in this area

Utility Supplies: Electrical Supply Only

Water Supply: Ask agent

Parking Status: Permit on 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 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.