



**Cefyn Coed Road , Roath Park, Cardiff, CF23 6AN**

**£1,400 pcm | Available Now | 2 bedroom**



- **Unfurnished**
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- **EPC Rating G**

James Douglas Sales and Lettings are DELIGHTED to offer this beautifully recently refurbished 2 double bedroom, 2nd floor flat situated in the much sort after area of Roath with direct views overlooking Roath Park Lake! The flat is unfurnished with white goods included, and consists of a large lounge & kitchen, 2 double bedrooms, and 1 split bathrooms. The entire property has been fully refurbished throughout to a high standard and is truly a must-see property!

Monthly Rent: £1400.00

Deposit: £1500.00

Holding Deposit: £321.00

EPC Rating: D

Council Tax Band: D

Building Materials: Brick

Sewerage Supply: Ask Agent

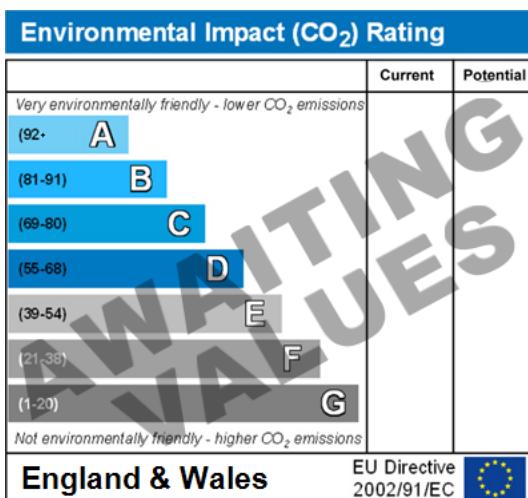
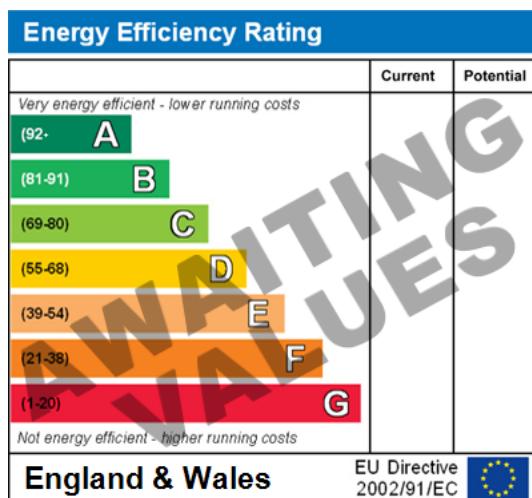
Broadband Coverage: Openreach is the suggested providers with upload speeds up to 220Mbps and download speeds up to 1800Mbps

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

Utility Supplies: Electrical Supply & Gas Central Heating

Water Supply: Ask agent

Parking Status: n/a



#### 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.