



**Newfoundland Road , Heath, CF14 3LA**  
**£1,200 pcm | Available 09 February 2026 | 2 bedroom**

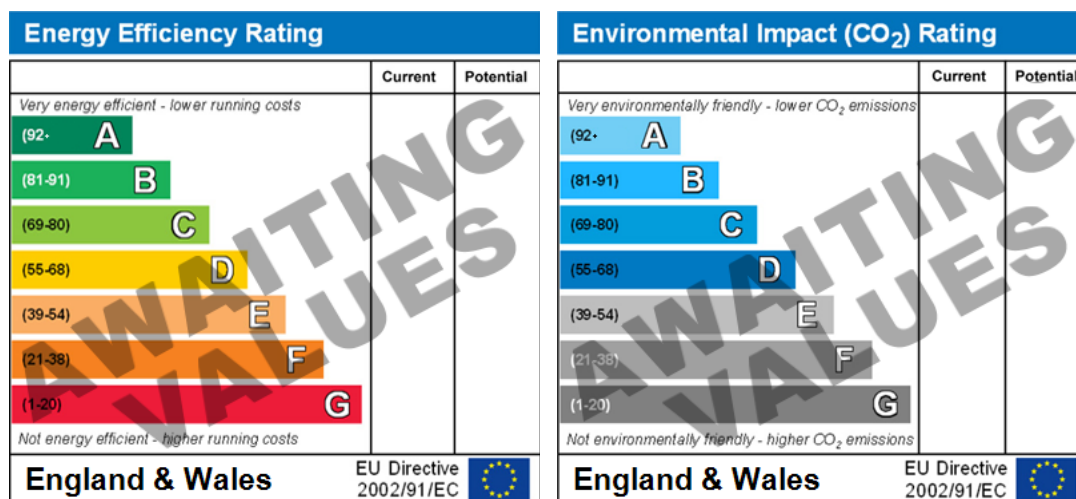


- **Furnished**
- **All Double Bedrooms**
- **Fantastic Location**
- **Two Toilets**
- **On Street Parking**
- **EPC Rating G**

**\*\* TWO BEDROOM FIRST FLOOR FLAT \*\* AVAILABLE NOW \*\* CLOSE TO LOCAL AMENITIES \*\* AVAILABLE WITH DEPOSIT FREE OPTION\*\***

James Douglas are delighted to offer this fully modernised TWO bedroom, TWO bathroom flat, located only a few minutes walk away from Heath Hospital and about twenty minutes walk from Cardiff City Centre. The property has solid oak flooring throughout, with the lounge and kitchen having gas central heating. The property includes a good sized lounge area, separate kitchen with fridge/freezer, washing machine and gas oven and hob, two generously sized bedrooms and two bathrooms, this flat is a great opportunity to have luxurious living in a great area with plenty of shops, restaurants and other amenities all close by.

Rent: £1,200.00  
Security Deposit: £1,300.00  
Holding Deposit: £275.00  
EPC Rating - D  
Council Tax Band - C  
Building Materials: Brick  
Sewerage Supply: MAINS  
Broadband Coverage: Up to 80mbps  
Mobile Coverage: No known issues  
Utility Supplies: Electrical supply & gas central heating



**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.**