



**Crofts Street , Roath, Cardiff, CF24 3DY**

**£1,000 pcm | Available 23 March 2026 | 1 bedroom**



- **Furnished**
- **One Bedroom Apartment**
- **Fully Furnished**
- **Close to local amenities**
- **Fantastic Location**
- **EPC Rating D**

\*\*AVAILABLE 23RD MARCH\*\* ONE BEDROOM FLAT\*\* MODERN THROUGHOUT\*\* FULLY FURNISHED\*\*

James Douglas are delighted to market this generous ground-floor flat situated in the heart of Roath. This property consists of an OPEN PLAN Lounge/kitchen, a DOUBLE BEDROOM, a MODERN shower room and a rear courtyard. The property is also offered fully furnished, and only a few minute walk to plenty of shops and restaurants. On street permit parking is also available subject to council approval.

Monthly Rent: £1000.00

Deposit: £1100.00

Holding Deposit: £229.00

EPC Rating: D

Council Tax Band: B

Building Materials: Unknown

Sewerage Supply: Ask Agent

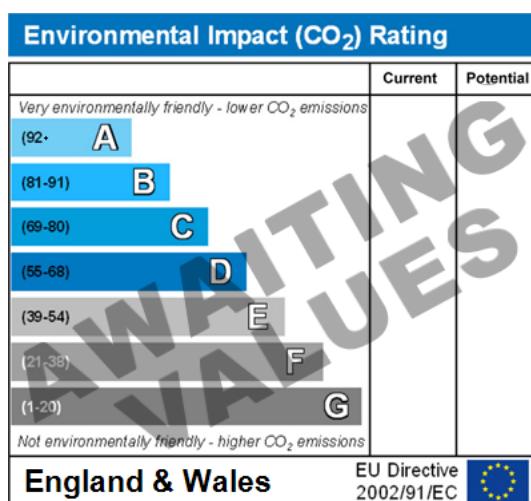
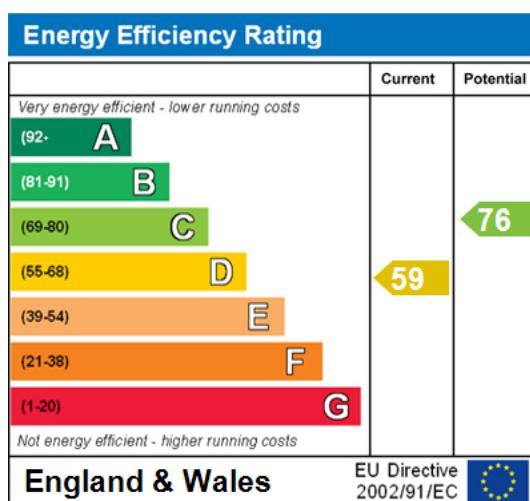
Broadband Coverage: Openreach and Virgin Media are the suggested providers with upload speeds up to 220Mbps and download speeds up to 1800Mbps

Mobile Coverage: 5G is predicted to be available in the area with most major network providers

Utility Supplies: Electrical supply

Water Supply: Ask Agent

Parking Status: ON STREET PERMIT



#### 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.