



**72 Stacey Road , Cardiff, CF24 1DW**  
**£850 pcm | Available Now | 1 bedroom**



- Unfurnished
- Central Heating
- Close to City Centre
- Council Tax Band - B
- Double bedroom
- One Bedroom Apartment
- Unfurnished
- Top Floor
- EPC Rating G

**\*\* AVAILABLE NOW \*\* CLOSE TO CITY CENTRE \*\* TOP FLOOR APARTMENT \*\* ONE BEDROOM \*\***

James Douglas are delighted to present this unfurnished top-floor apartment in Adamsdown, Cardiff. The property comprises a double bedroom, spacious living room, and a modern kitchen. The property also boasts on street permit parking. Ideally located within close proximity to Cardiff city centre, local amenities and transport links, this apartment could be the perfect home for you.

Monthly Rent: £850

Deposit: £950

Holding Deposit: £195

EPC Rating: Ask Agent

Council Tax Band: B

Building Materials: Brick

Sewerage Supply: Mains

Broadband Coverage: Virgin Standard - Ultrafast speeds available

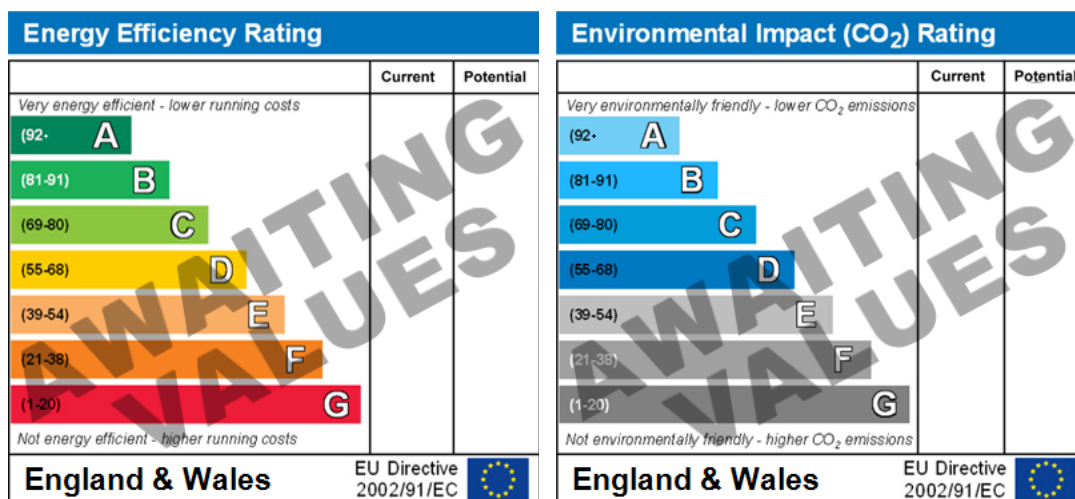
Mobile Coverage: EE, Three, Vodafone, O2

Utility Supplies: Electrical supply & gas central heating

Water Supply: Unknown

Parking Status: Unknown

Restrictions - No known restrictions



**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.**