James Douglas
SALES AND LETTINGS

TO LET

City Heights , Cardiff, CF24 3JR

£252 pcm | Available 04 September 2026 | 1 bedroom

- Furnished
- Student property
- En-suite bathrooms
- Cinema room
- On site Gym
- Bills Included
- EPC Rating [[EPCImages.EERImage.CurrentAsLetter]]

James Douglas Sales & Lettings, St Martins Row, 1 Albany Rd, Cardiff, CF24 3RP
029 2045 6444

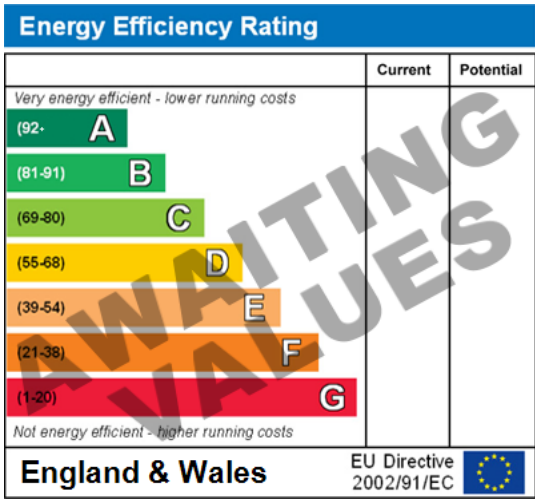
AVAILABLE 5TH SEPTEMBER 2026EN-SUITE STUDENT APARTMENT**FREE GYM ON-SITE**GAMES ROOM & TV AREA**CINEMA ROOM**ROOFTOP TERRACE**

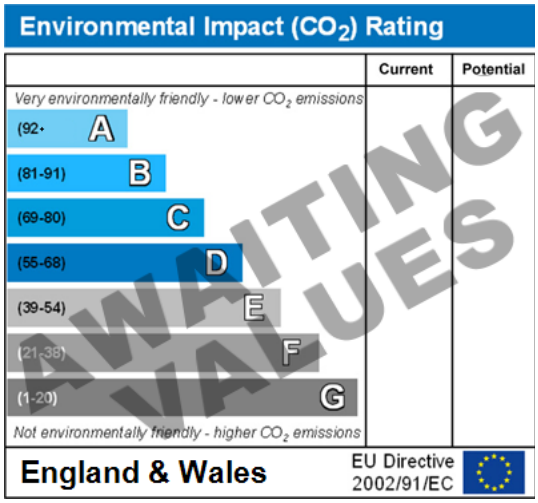
Located on the ground floor with courtyard-facing windows, our 34m² Deluxe Studio offers comfort, style, and great value - perfect for students looking for modern student accommodation in Cardiff within a sociable setting. This is 1 room of 3 available and the contract length will run from September 5th 2026 to August 27th 2027.

City Heights is the perfect base for students in Cardiff, ideally located on City Road with all major universities just a short distance away. Whether you're heading to Cardiff University, the University of South Wales, or Cardiff Metropolitan, you'll enjoy a quick and easy commute, leaving you more time to focus on what matters.

What sets City Heights apart is the space it offers. We provide some of the largest studio (38 sq/m) and one-bedroom apartments (45 sq/m) available in the city. Each room is thoughtfully designed with a private bathroom and kitchen, giving you the freedom and privacy to live independently while still being part of a vibrant student community.

City Heights comes with many ammeneties:
- All rooms en-suite with double beds
- free on-site gym
- Games room & Communal lounge
- Study Areas





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.