



**Waterford House , Bayscape, Watkiss Way, Cardiff Bay, CF11 0TA
£1,200 pcm | Available Now | 1 bedroom**



- **Unfurnished**
- **Modern Throughout**
- **Modern Kitchen with Integrated Appliances**
- **Allocated Parking**
- **Impressive Property**
- **Balcony with Water Views**
- **EPC Rating G**

****MODERN ONE BEDROOM FLAT** AVAILABLE NOW ** MARINA VIEWS ****

James Douglas are delighted to offer this one bedroom unfurnished flat at Bayscape, which is a luxury development, where you have the convenience of an on-site concierge, marina living and an exclusive outdoor podium. This property comes with access to an outdoor car park and one permit will be allocated for use on 1 vehicle only. The apartment is spacious and consists of an open plan kitchen/living room, including integrated fridge/freezer, dishwasher and hob/oven. balcony with partial water views, and one double bedroom.

Monthly Rent: £1,200.00

Deposit: £1,300.00

Holding Deposit: £275.00

EPC Rating: B

Council Tax Band: D

Building Materials: Brick

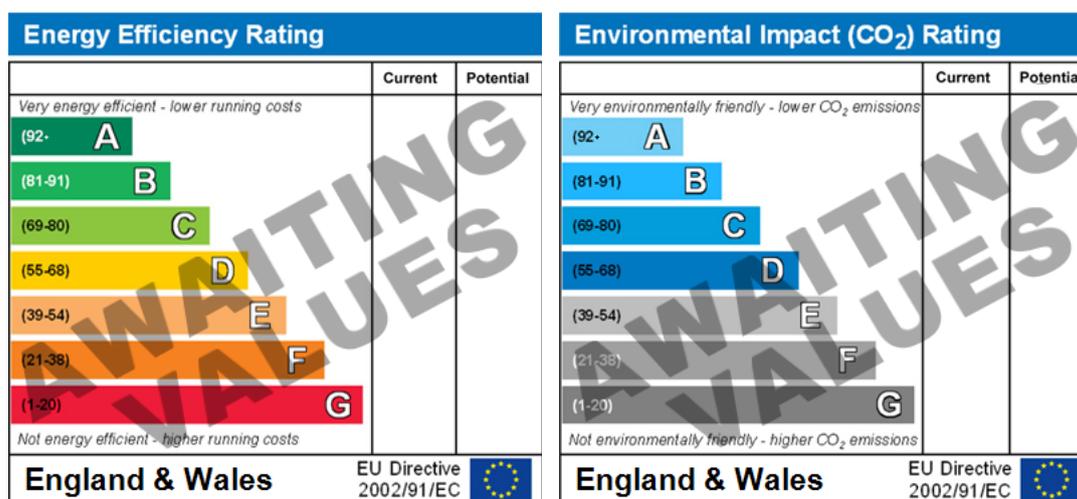
Sewerage Supply: Unknown

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

Mobile Coverage: No known issues, 5G is predicted to be available in the area with some known network providers

Utility Supplies: Electrical supply & combined heating and water metered charges

Water Supply: Ask agent



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.