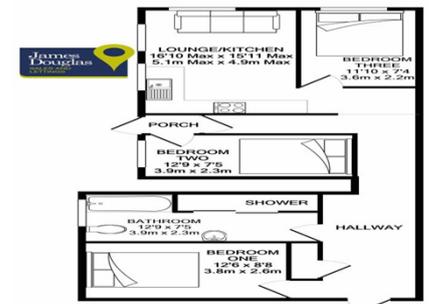




City Road , Cardiff, CF24 3JD
£1,400 pcm | Available Now | 3 bedroom



TOTAL APPROX FLOOR AREA 765 SQ.FT (71.1 SQ.M.)
While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of actual dimensions have been made to ensure the accuracy of the floor plan contained herein. Measurements are taken to the best of our ability and are not guaranteed. This plan is for illustrative purposes only and should not be used for any professional purposes. If the service is used, the user agrees to hold the agent harmless for any loss or damage.



- Furnished
- Close to City Centre
- Close to Roath Park Lake
- All Double Bedrooms
- Fantastic Location
- On Street Parking
- EPC Rating C

****AVAILABLE NOW** THREE DOUBLE BEDROOM FLAT**DOUBLE BEDROOMS**FURNISHED****

James Douglas are delighted to offer this fantastic three double bedroom flat, located on City Road in Cardiff. The property consists of laminate flooring throughout, 3 double bedrooms each with desk and wardrobes. Large bathroom with bath over shower with separate double shower. Open plan living room/kitchen, furnished with corner leather sofa. The property is also close to a lot of local amenities such as local shops and restaurants. The property also boasts limited on street non permit parking.

Rent - £1,400.00

Deposit - £1,500.00

Holding deposit - £321.00

EPC - C

Council Tax - C

Building Materials: Brick

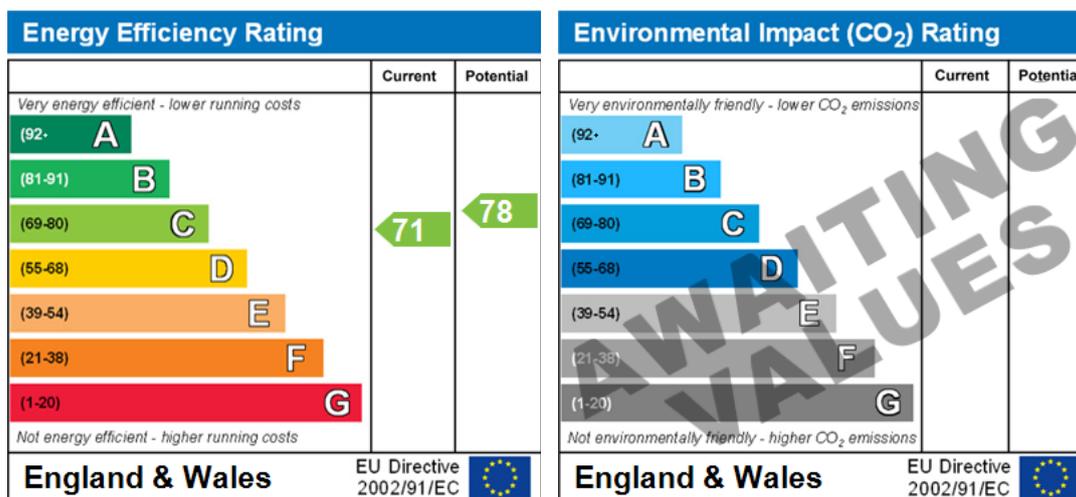
Sewerage Supply: Ask Agent

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

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

Utility Supplies: Electrical supply

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.