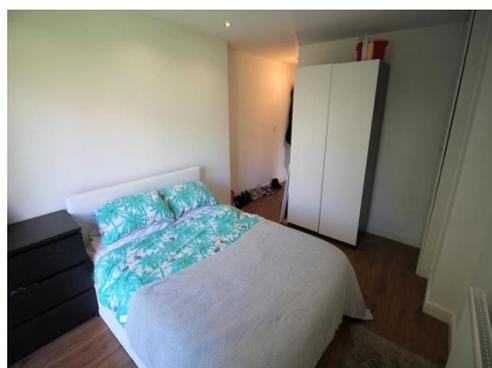




Penylan Road , Roath, Cardiff, Wales, CF24 3PF
£925 pcm | Available Now | 1 bedroom



- Furnished
-
- EPC Rating C

****ONE BEDROOM FLAT** AVAILABLE NOW ** FULLY FURNISHED** AVAILABLE WITH ZERO PERCENT DEPOSIT****

James Douglas are delighted to offer this exclusive ground floor, one-bedroom apartment just a short walk from Roath Park recreation grounds and the shops and amenities of Albany Road. This one-bedroom apartment has an open plan lounge and kitchen with laminate flooring throughout. The kitchen has a brand new electric hob and oven, washing machine and fridge/freezer. The shower room offers a large cubicle shower, WC and modern style sink with a built-in back-light mirror. The bedroom has a double bed with under bed storage, chest of drawers and wardrobe and is carpeted throughout, with access to the private rear garden. On street permit parking is also available subject to council approval.

Monthly Rent: £925.00

Deposit: £1,025.00

Holding Deposit: £212.00

EPC Rating: C

Council Tax Band: B

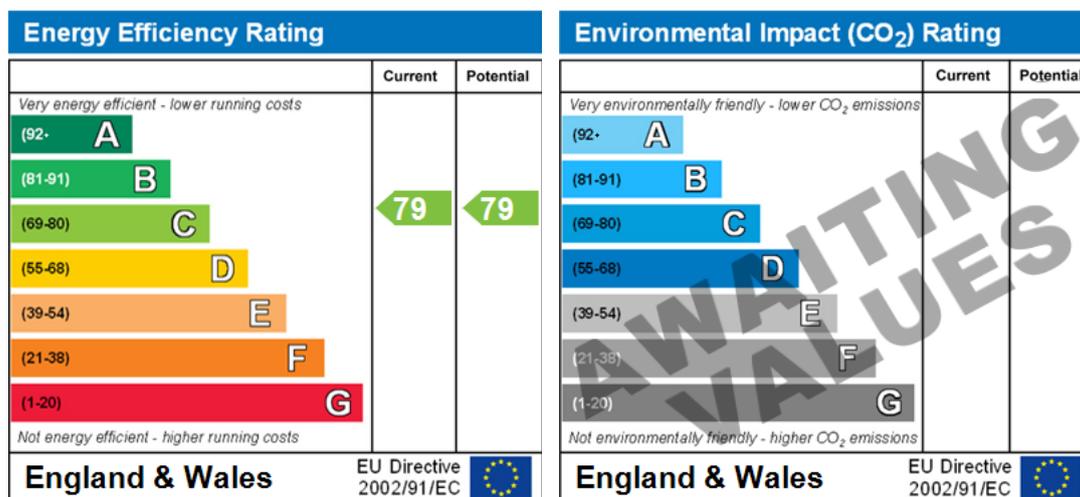
Building Materials: Unknown

Sewerage Supply: Mains Sewerage

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

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

Utility Supplies: Electrical supply & gas central heating



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.