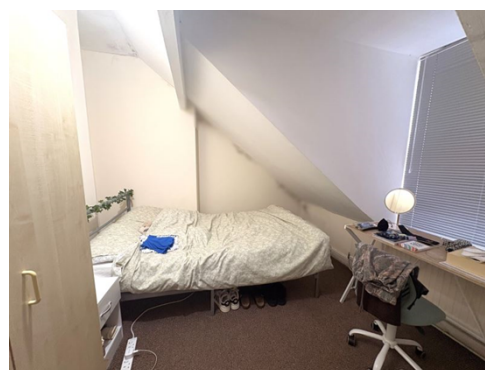
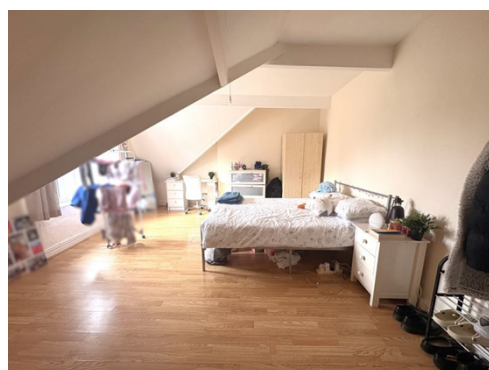




Colum Rd , Cathays, Cardiff, CF10 3EG
£1,100 pcm | Available Now | 2 bedroom



- **Furnished**
-
- **EPC Rating E**

**** TWO BEDROOM FLAT ** AVAILABLE NOW** FURNISHED ** FANTASTIC LOCATION ****

James Douglas are delighted to offer this fantastic first floor 2 bedroom flat to rent. Situated on Colum road, this flat is close to local amenities, shops and a short bus journey to the city centre. It is also a short walk to nearby university campuses as well as to Cathays train station. The property itself consists of an open-plan lounge/kitchen with 2 sofas, coffee table and dining table. The property also offers two double bedrooms with double beds, a fully tiled bathroom with shower. The flat also benefits from on street permit parking subject to council approval.

Monthly Rent: £1,100.00

Deposit: £1,200.00

Holding Deposit: £252.00

EPC Rating: E

Council Tax Band: C

Building Materials: Brick

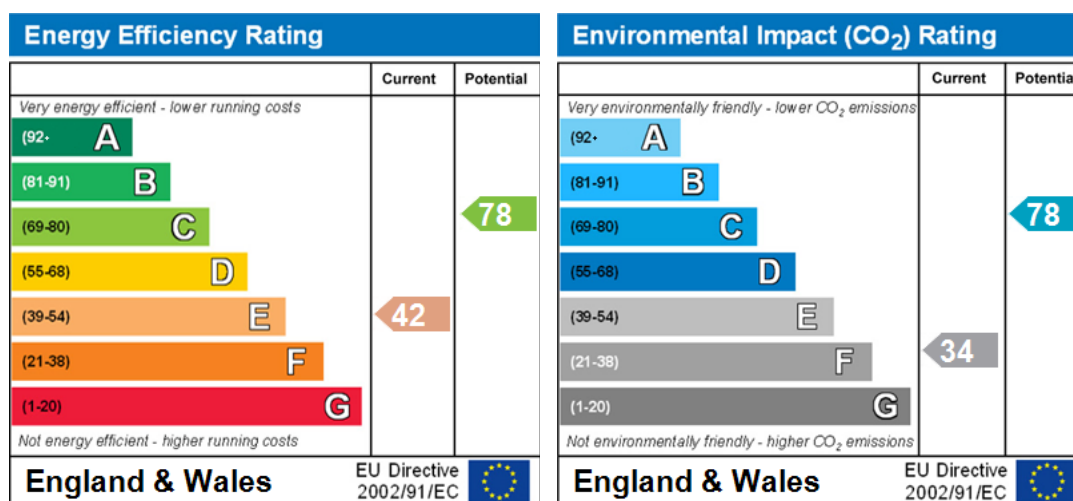
Sewerage Supply: Mains sewerage

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

Mobile Coverage: Limited EE Voice and Data, Limited Three Voice and Data, Limited O2 and Vodafone Data

Utility Supplies: Electrical Supply Only

Water Supply: No water meter



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.