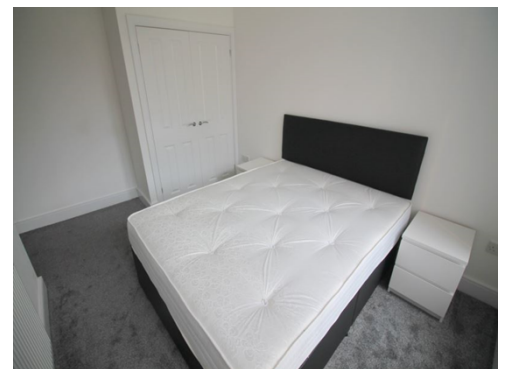
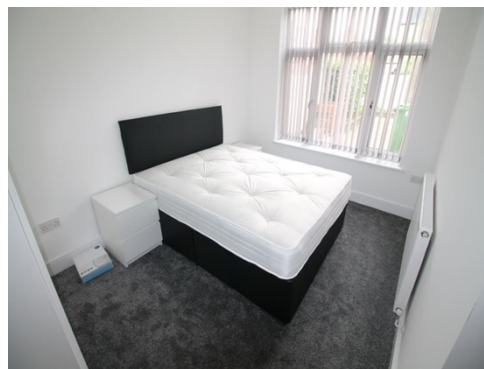




Newfoundland Road , Heath, Cardiff , CF14 3LA
£1,200 pcm | Available 27 May 2026 | 2 bedroom



- **Furnished**
- **On Street Parking**
- **All Double Bedrooms**
- **Double Glazed**
- **Garden**
- **EPC Rating D**

**** TWO BEDROOM GROUND FLOOR FLAT ** AVAILABLE NOW** CLOSE TO LOCAL AMENITIES **AVAILABLE WITH DEPOSIT FREE OPTION****

James Douglas are delighted to offer this modern two bedroom ground floor flat with a private garden. The property offers two generously sized bedrooms with king-sized beds, newly carpeted, one with an En-suite shower room.

The property also offers an open plan lounge and kitchen area with oak flooring throughout, two and three seater sofas, and the kitchen is a white high-gloss finish and offers a washing machine, fridge freezer and gas oven and hob.

Rent - £1,200.00

Deposit - £1,300.00

Holding deposit - £275.00

EPC Rating: C

Council Tax Band: C

Building Materials: Brick

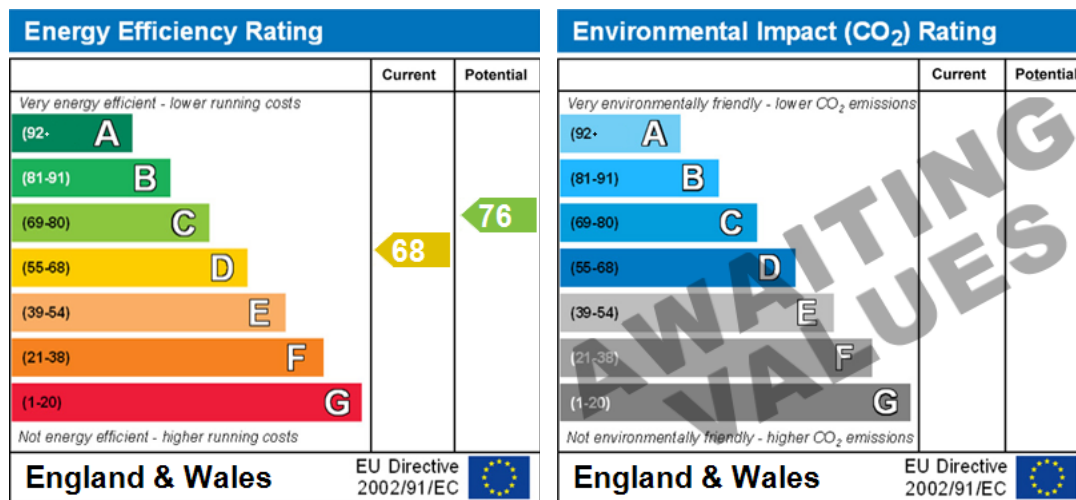
Sewerage Supply: MAINS

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

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

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.