



Brunswick street , Canton, Cardiff, CF5 1LL
£1,650 pcm | Available Now | 4 bedroom



- **Unfurnished**
- **All Double Bedrooms**
- **Generous Kitchen**
- **Close to local amenities**
- **On Street Parking**
- **On Street Permit Parking**
- **EPC Rating G**

****AVAILABLE NOW** UNFURNISHED **FOUR DOUBLE BEDROOMS** NEWLY RENNOVATED ****

James Douglas are delighted to present this four double bedroom, unfurnished end-terraced property to rent. The property is situated in Canton just off Cowbridge road east and is surrounded by plenty of local amenities, transport links and is a short walk into Cardiff city centre. This unfurnished property boasts four double bedrooms, one of which boasts an ensuite, a living room, a downstairs w/c and an upstairs family bathroom. The property also benefits from having a large kitchen of which currently does not include white goods however there is an option to include an oven and fridge upon move in. The property has a rear private garden and has on street permit and on street non-permit spaces available. Permit approval is subject to council approval.

Monthly Rent: £1650.00

Deposit: £1750.00

Holding Deposit: £379.00

EPC Rating: D

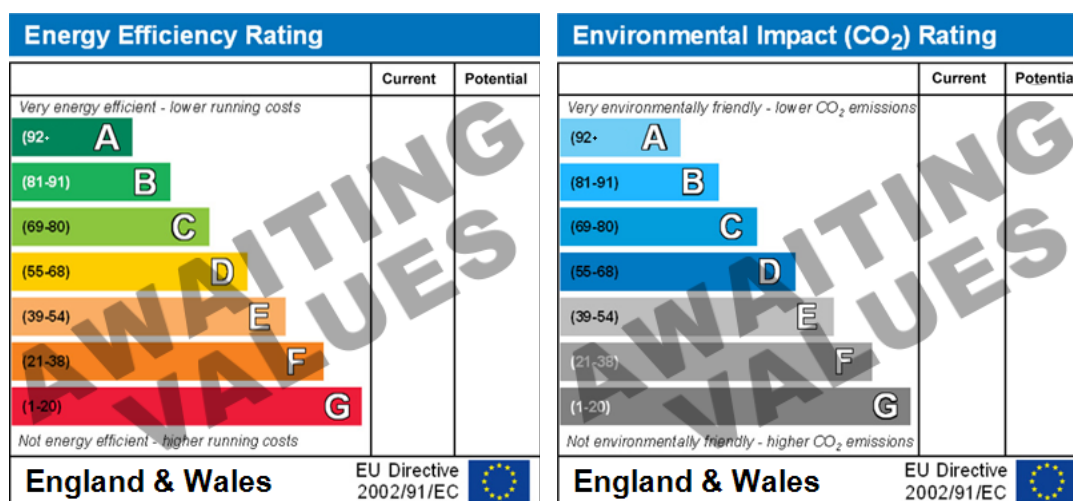
Council Tax Band: E

Building Materials: Brick

Sewerage Supply: Ask Agent

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

Mobile Coverage: Most major network providers are predicted to be able to provide 5G in this area



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.