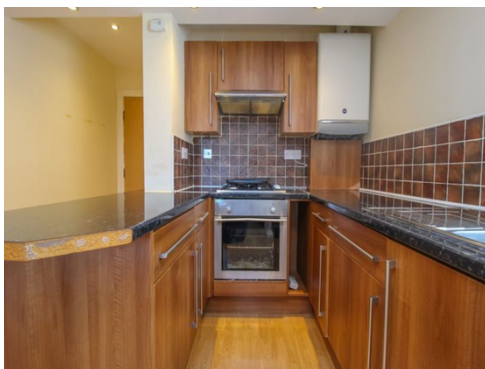




Monthermer Rd , Roath, Cardiff, CF24 4RA  
£850 pcm | Available 01 September 2026 | 1 bedroom



- Furnished
- Laminate Flooring
- Great location
- Fantastic Location
- Double Bed
- EPC Rating D

**\*\* ONE BEDROOM \*\* FURNISHED \*\* AVAILABLE FROM SEPTEMBER 1ST\*\* FANTASTIC LOCATION \*\***

James Douglas Sales and Lettings is delighted to offer this fantastic first floor 1 bed flat to rent. Set in the heart of Roath, close to local amenities and a short bus ride to the City Centre. The property itself consists of a generous lounge-kitchen, one bedroom and a contemporary bathroom.

Utility Supplies: Electrical supply and gas central heating. The property also benefits from a mix of on street non-permit parking and permit parking subject to council approval.

Rent: £850.00

Deposit: £950.00

Holding deposit: £195.00

Water Supply: No Water meter

Parking Status: On Street permit

Restrictions - No known restrictions & rights (shared access to gardens or parking restrictions etc)

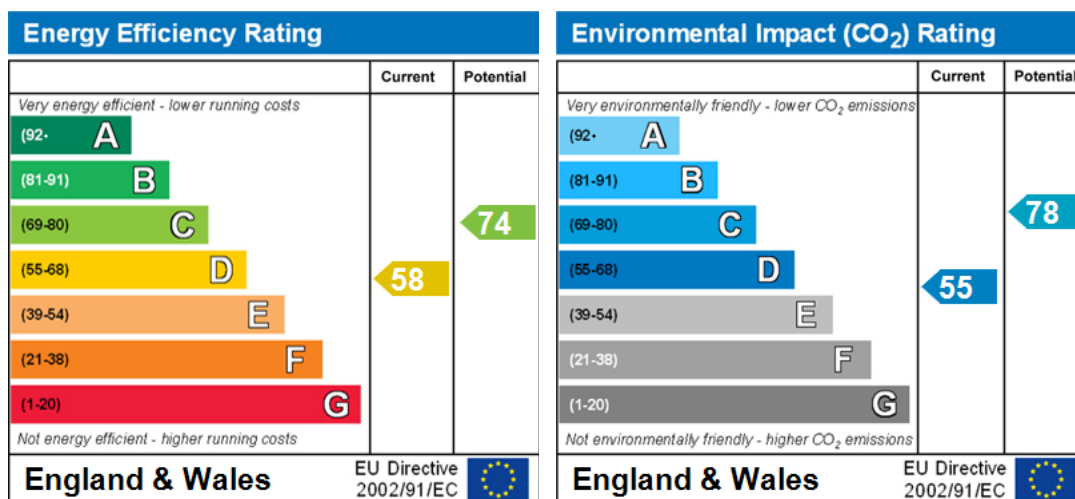
Flood Risk - Low to very low risk of flooding

Potential Development: No known future development to property or surroundings

Accessibility: No known accessibility features

Coal Fields/Mining Area: No

Please note that we cannot guarantee that if there is a telephone line at the property that it is connected. If not, it is the



#### **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.**