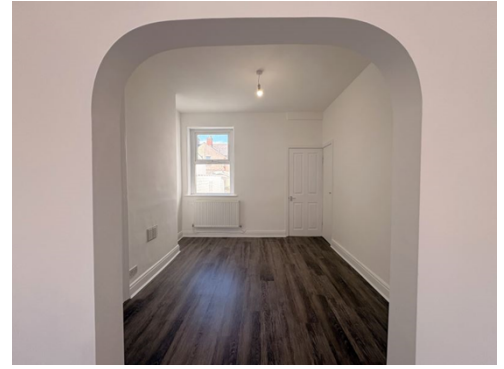




**Inverness Place , Roath, Cardiff, CF24 4RY**  
**£1,400 pcm | Available Now | 3 bedroom**



- **Unfurnished**
- **Beautifully Presented**
- **Close to City Centre**
- **Close to local amenities**
- **All Double Bedrooms**
- **Impressive Property**
- **EPC Rating G**

**\*\*AVAILABLE NOW\*\*NEWLY RENNOVATED\*\*THREE DOUBLE BEDROOMS\*\***

James Douglas are delighted to present this newly refurbished three bedroom terraced house to rent. The property is situated in Roath, Cardiff and is surrounded by plenty of local amenities as well as a short walk to Cathays train station. This property has been recently renovated to a very high standard and boasts 3 double bedrooms, a generously sized open plan living, dining area, kitchen and downstairs main bathroom. The property also benefits from having a private rear garden and has on street permit parking available subject to council approval.

Monthly Rent: £1400.00

Deposit: £1500.00

Holding Deposit: £321.00

EPC Rating: D

Council Tax Band: E

Building Materials: Brick

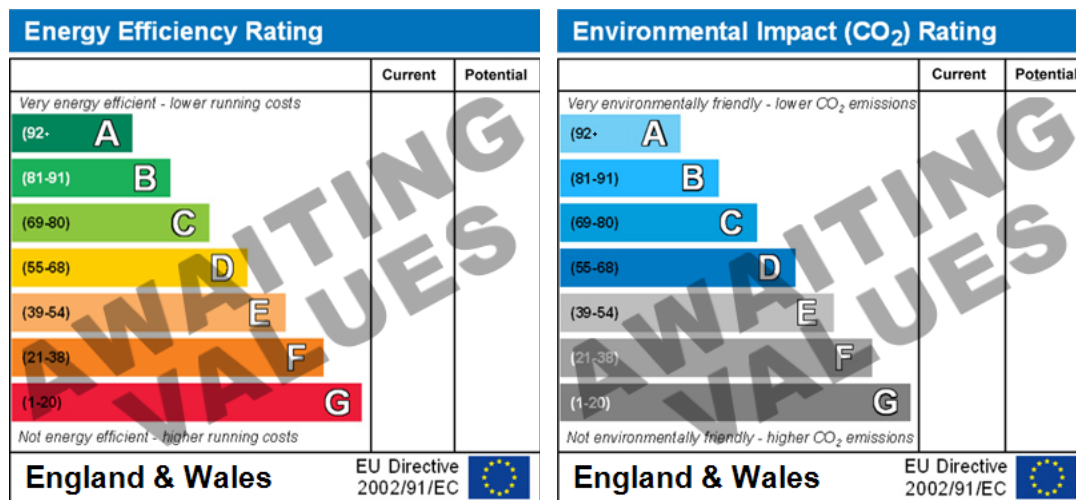
Sewerage Supply: Ask Agent

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

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.**