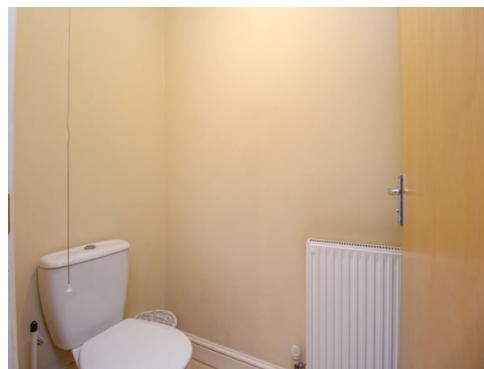




**Richmond Road , Roath, Cardiff, CF24 3AS**  
**£1,100 pcm | Available 03 July 2026 | 2 bedroom**



- **Furnished**
- **Close to City Centre**
- **Fantastic Location**
- **Close to local amenities**
- **Close to Roath Park Lake**
- **Great Transport Links**
- **Two Bedrooms**
- **EPC Rating D**

**\*\* TWO BEDROOM FIRST FLOOR FLAT \*\* AVAILABLE 3RD JULY \*\* FURNISHED \*\***

James Douglas are delighted to offer this lovely TWO bedroom first floor flat situated on Richmond road in Roath. The property is located just a 10 minute walk into Cardiff's City Centre. Only a short distance from Cardiff University and all the local amenities Albany road has to offer.

The Property is offered fully furnished to a high standard. The property also consists of a large lounge, separate kitchen with integrated appliances, spacious double bedroom, and a fully tiled bathroom with shower over bath. This property will ideally suit both professionals or student alike due to it's excellent location. The property also benefits from permit and non-permit parking subject to council approval.

Rent - £1100.00

Deposit - £1200.00

Holding deposit - £252.00

EPC - D

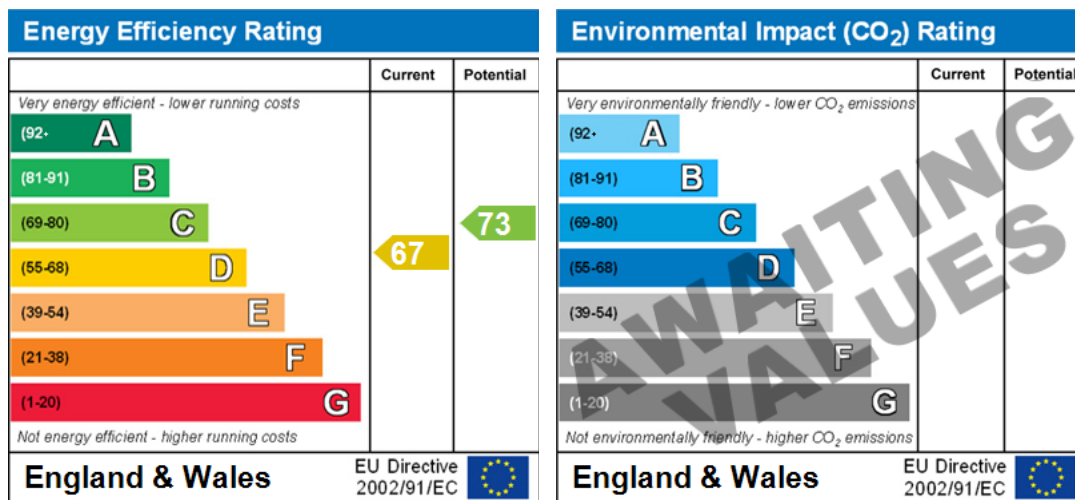
Council tax - C

Building Materials: Brick

Sewerage Supply: Unknown

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

Mobile Coverage: No known issues



**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.**