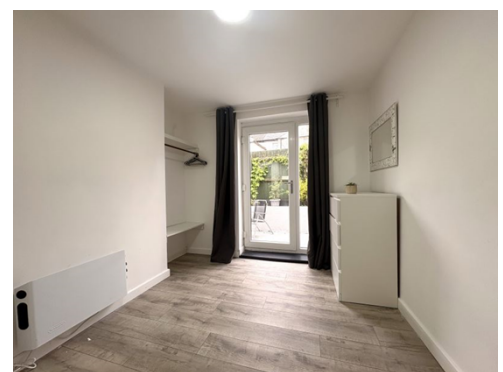




Salisbury road , Cardiff, CF24 4AE
£1,350 pcm | Available Now | 2 bedroom



- **Furnished**
- **Two Bedrooms**
- **Rear Courtyard**
- **On Street Permit Parking**
- **Fully Furnished to a High Standard**
- **EPC Rating G**

****AVAILABLE NOW**TWO BEDROOM GROUND FLOOR FLAT**FULLY FURNISHED****

James Douglas are delighted to present this two double bedroom ground floor flat to rent. The property is situated on Salisbury road in the vibrant area of Cathays. This ground floor flat boasts an open plan living/kitchen/dining area, bathroom and 2 double bedrooms, both of which have access to the private rear outside area. The property also benefits from on street permit parking subject to council approval.

Monthly Rent: £1350.00

Deposit: £1450.00

Holding Deposit: £310.00

EPC Rating: D

Council Tax Band: C

Building Materials: Brick

Sewerage Supply: Ask Agent

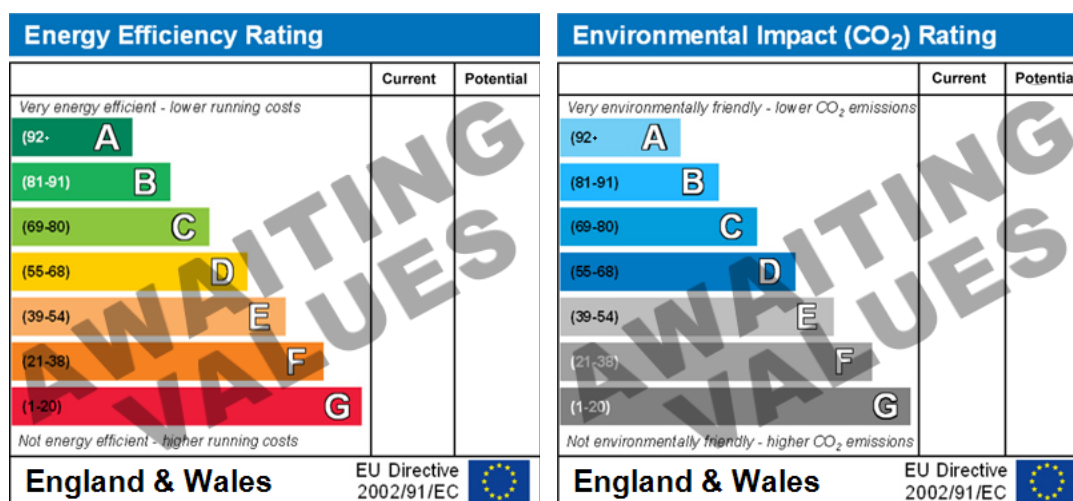
Broadband Coverage: Openreach, VirginMedia, Cablecome Glide are the suggested providers with download speeds up to 1800Mbps and upload speeds up to 1000Mbps

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

Utility Supplies: Electrical Supply

Water Supply: Ask agent

Parking Status: On street permit



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.