



Queen Street , Pontypridd, CF37 1RW
£475 pcm | Available Now | 1 bedroom



- **Furnished**
- **Double Bedroom**
- **Fully Furnished**
- **House share**
- **Close to local amenities**
- **EPC Rating G**

**** PROFESSIONAL ROOM ** AVAILABLE NOW ** FIVE BEDROOM HOUSE SHARE ** FURNISHED ** FANTASTIC LOCATION ****

James Douglas are delighted to offer this bedroom in a five bedroom student house share on Queen Street, Treforest to rent. The property is in a fantastic location, close to local amenities and an ideal location to both Glyntaff and Treforest campus'. The property itself consists of five bedrooms, spacious living area, kitchen and 2 bathrooms. The house also benefits from an enclosed rear garden. The parking at the property is on street permit parking, however receiving a permit is upon council approval.

Monthly Rent: £475.00

Deposit: £575.00

Holding Deposit: £109.00

EPC Rating: E

Council Tax Band: C

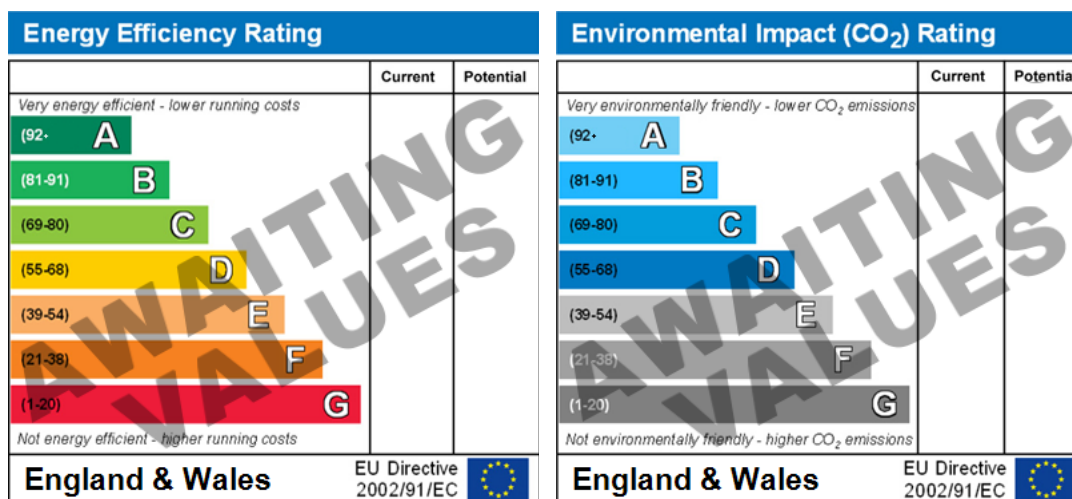
Building Materials: Brick

Sewerage Supply: Mains - Welsh Water

Broadband Coverage: Virgin Media&Openreach are the suggested providers with upload speeds up to 100mbps and download speeds up to 1000mbps

Mobile Coverage: Issues may arise with certain providers

Utility Supplies: Electrical supply - Foxglove Energy Supply Ltd & gas central heating - Foxglove Energy Supply Ltd



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.