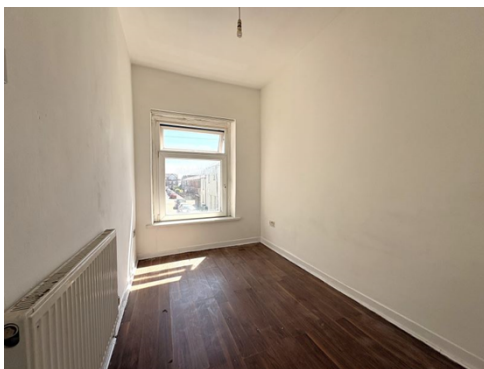




Constellation Street , Adamsdown, Cardiff, CF24 0HJ
£1,100 pcm | Available Now | 2 bedroom



- **Unfurnished**
- **Unfurnished**
- **All Double Bedrooms**
- **First floor flat**
- **Close to local amenities**
- **EPC Rating G**

**** TWO BEDROOM FIRST FLOOR FLAT ** AVAILABLE NOW ** GREAT LOCATION ** UNFURNISHED ****

James Douglas Sales and Lettings is delighted to offer this fantastic two bed, first floor flat to rent in Adamsdown, Cardiff. The property is within 10 minutes drive of the city centre and has many schools, shops and public transport links nearby. The property itself consists of lounge, kitchen, bathroom, with shower over bath and two double bedrooms. The house also benefits from on street parking, permits required.

Monthly Rent: £1100.00

Deposit: £1200.00

Holding Deposit: £252.00

EPC Rating: D

Council Tax Band: B

Building Materials: Brick

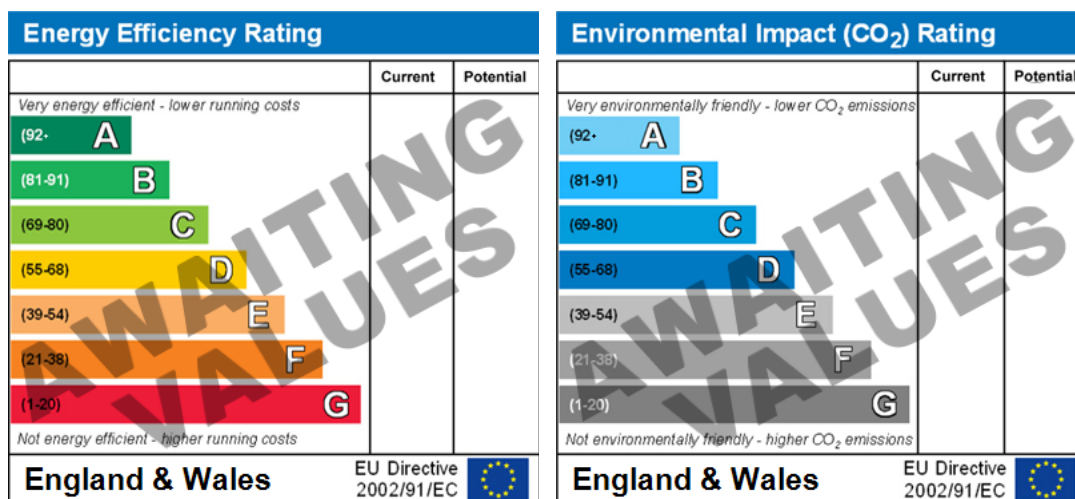
Sewerage Supply: Mains sewerage

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

Mobile Coverage: Some issues may occur with certain providers however 5G is predicted to be available with some providers

Utility Supplies: Electrical supplied by Octopus Energy and Gas central heating supplier - OVO Energy

Water Supply: Unknown



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.