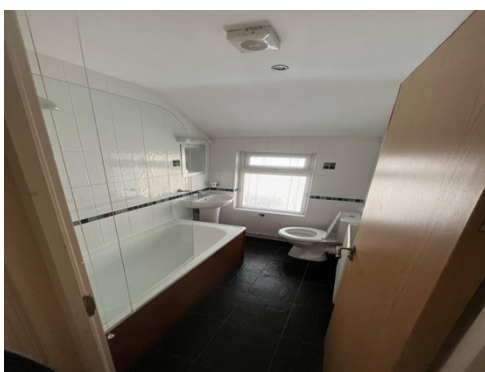




Glynrhondda Street , Cathays, Cardiff, CF24 4AN
£875 pcm | Available Now | 1 bedroom



- **Furnished**
- **On Street Parking**
- **Within Close Proximity to USW**
- **Fantastic Location**
- **Great Transport Links**
- **EPC Rating C**

**** ONE BEDROOM** FURNISHED ** AVAILABLE 1ST JUNE ** FANTASTIC LOCATION ****

James Douglas are delighted to offer this fantastic 1 bed second floor flat to rent. The property is in a fantastic location, close to plenty of local amenities and a short walk from transport links. The property itself consists of a double bedroom, spacious open plan kitchen/lounge and bathroom with shower over bath. The flat also benefits from on street permit parking subject to council approval

Key Details

Monthly Rent: £875.00

Deposit: £975.00

Holding Deposit: £201.00

EPC Rating: C

Council Tax Band: B

Building Materials: Brick

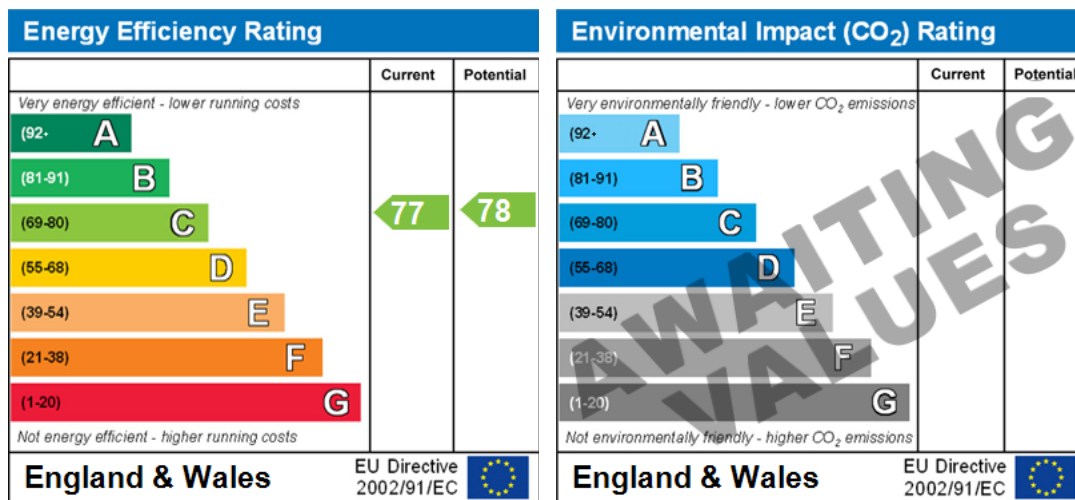
Sewerage Supply: Mains sewerage

Broadband Coverage: Openreach, Virgin Media 9Mbps to 1000Mbps

Mobile Coverage: No issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: No Meter



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.