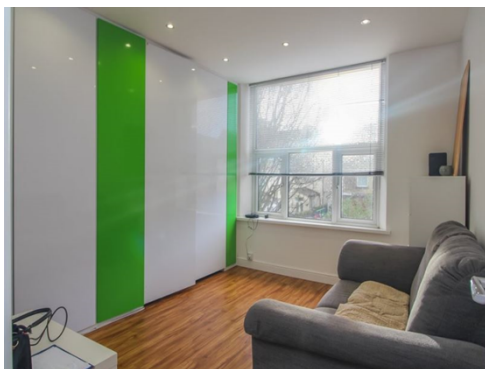




Connaught Road , Roath, Cardiff, CF24 3PU
£925 pcm | Available 17 July 2026 | 1 bedroom



- **Furnished**
- **On Street Parking**
- **Double Glazed**
- **Double Bed**
- **Modern Throughout**
- **EPC Rating C**

**** ONE BEDROOM ** FURNISHED ** AVAILABLE FROM 17TH JULY** FANTASTIC LOCATION ****

James Douglas is delighted to offer this fantastic 1 bed flat to rent. The property is situated close to Cardiff city centre, and a short walk to local amenities and shops. The property itself consists of a living/bedroom that has been designed so the space can be used as a standard living room by day and a bedroom by night, with a custom made fold away bed unit with double wardrobe and built in bedside units which are all hidden behind high gloss white and lime green doors. There is also a bathroom, a separate kitchen with a range of wall and base units finished with gloss cream doors with complementary work surfaces, an integrated electric oven and hob, a freestanding fridge freezer and a washing machine. The flat also benefits from on street parking.

Monthly Rent: £925.00

Deposit: £1025.00

Holding Deposit: £212.00

EPC Rating: C

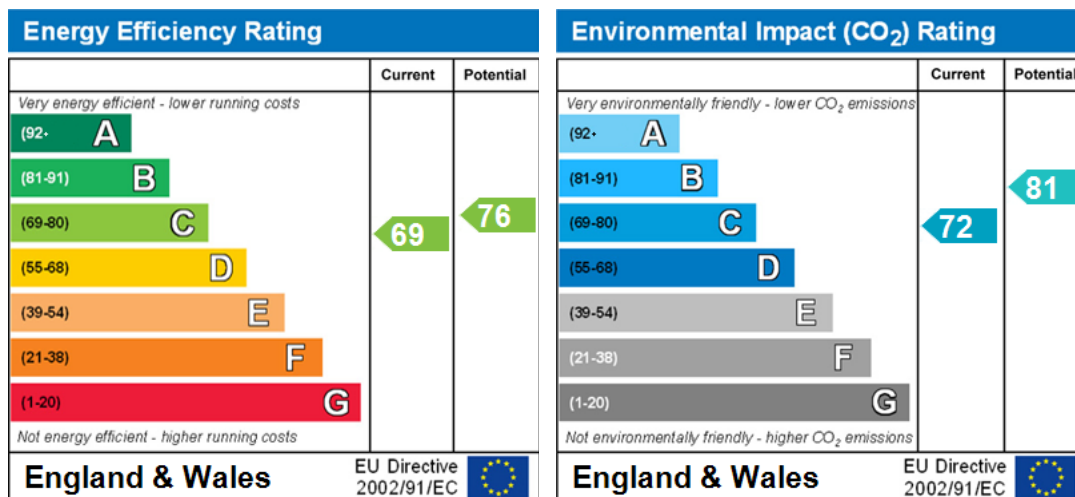
Council Tax Band: A

Building Materials: Brick

Sewerage Supply: Mains sewerage

Broadband Coverage: Virgin Media, Openreach are 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.