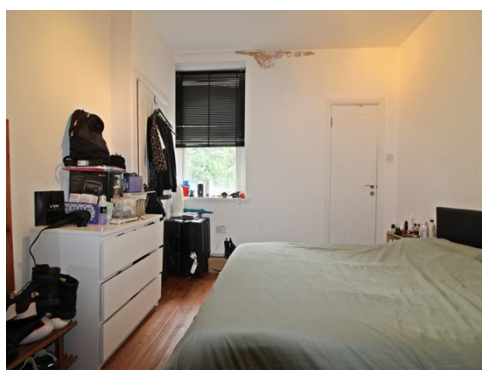
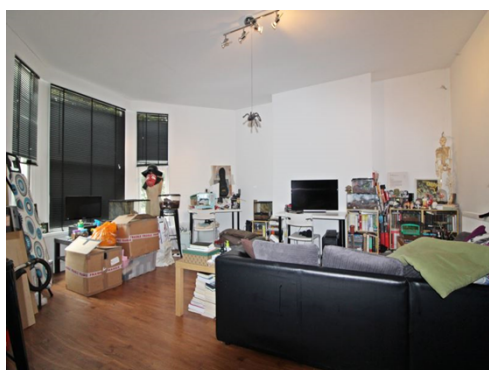




Connaught Road , Roath, Cardiff, CF24 3PU
£975 pcm | Available 25 August 2026 | 1 bedroom



- **Furnished**
- **On Street Parking**
- **Double Glazed**
- **Laminate Flooring**
- **High Standard**
- **EPC Rating G**

**** ONE BEDROOM FLAT ** FURNISHED ** AVAILABLE 25TH AUGUST ** FANTASTIC LOCATION ****

James Douglas are delighted to offer this fantastic 1 bedroom flat to rent. The flat is situated close to Cardiff city centre, and only a short walk to local amenities and shops. The property itself consists of a large open plan kitchen/lounge and a DOUBLE bedroom which leads to a lovely bathroom suite with a shower over bath. The flat also benefits from on a mixture of on street permit and non-permit parking subject to council approval.

Monthly Rent: £975.00

Deposit: £1,075.00

Holding Deposit: £224.00

EPC Rating: D

Council Tax Band: B

Building Materials: Brick

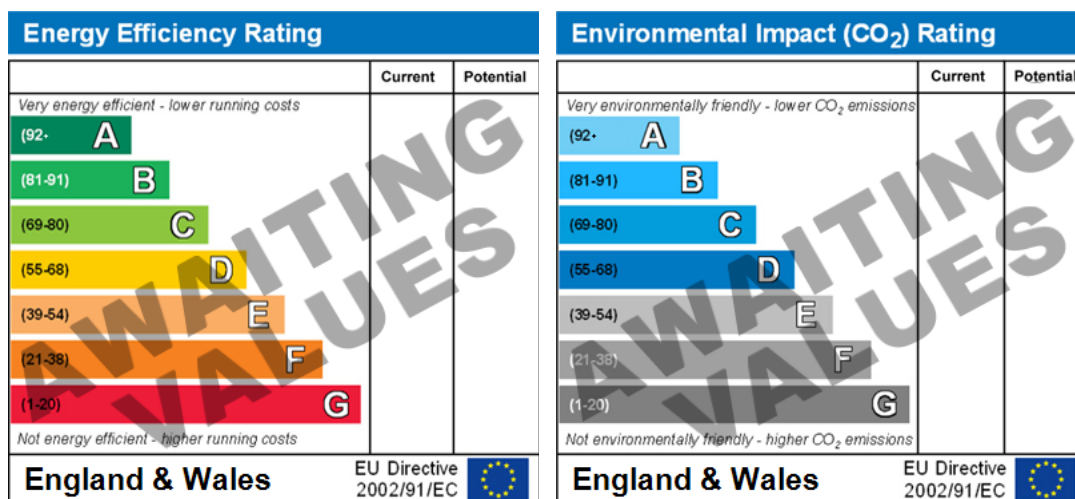
Sewerage Supply: Mains sewerage

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

Mobile Coverage: No Known Issues

Utility Supplies: Electrical supply and gas central heating

Water Supply: No Water 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.