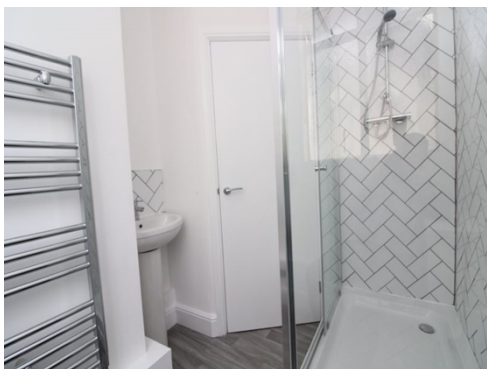




Marlborough Road , Roath, Cardiff, CF23 5BX
£1,100 pcm | Available 24 August 2026 | 2 bedroom



- **Unfurnished**
- **Beautifully Presented**
- **Fantastic Location**
- **Unfurnished**
-
- **EPC Rating G**

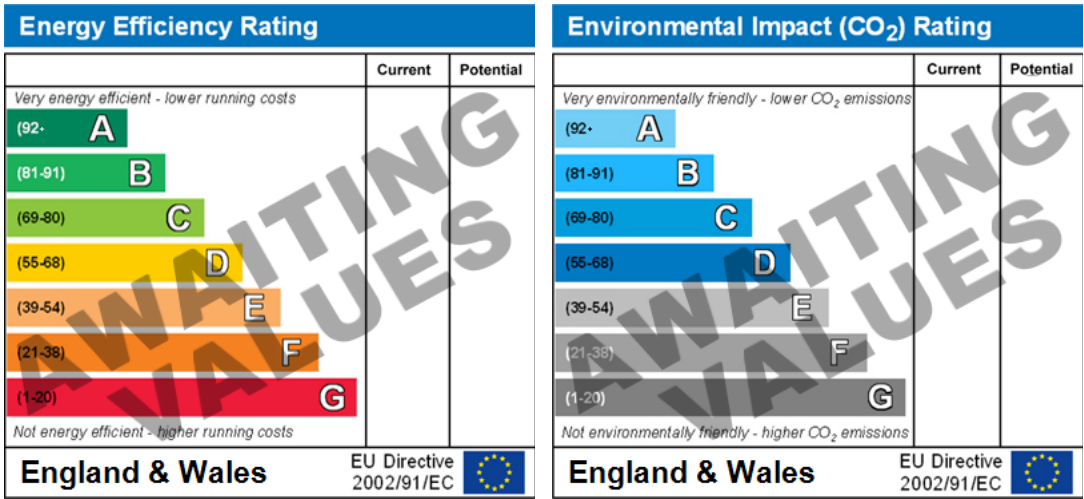
**** AVAILABLE FROM THE 26TH OF AUGUST ** UNFURNISHED ** TWO BEDROOMS ** AVAILABLE WITH ZERO-DEPOSIT OPTION ****

Description

James Douglas are delighted to offer this fantastic two bedroom, unfurnished flat to rent. The property is located in the area of Penylan in Cardiff, just off of Albany Road. The property itself consists of two bedrooms and one bathroom along with a kitchen and living area. The flat also benefits from shared garden access and both permit and non-permit on street parking.

Key Details

- Monthly Rent: £1100
- Deposit: £1200
- Holding Deposit: £252
- EPC Rating: D
- Council Tax Band: D
- Building Materials: Brick
- Sewerage Supply: Mains
- Broadband Coverage: Up to Ultrafast speeds available.



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.