



24 Mackintosh Place , Cardiff, CF24 4RQ
£1,300 pcm | Available Now | 1 bedroom



- **Unfurnished**
- **First floor flat**
- **Unfurnished**
- **Three Bedrooms**
- **Fantastic Location**
- **On Street Permit Parking**
- **EPC Rating G**

****AVAILABLE NOW**THREE BEDROOMS**UNFURNISHED****

James Douglas are delighted to present this three bedroom unfurnished flat to rent on Mackintosh place. The property is situated in Roath and is located just off Albany and City road is so is surrounded by plenty of local ammenities aswell as short walks to transport links and Cathays train station. This property boasts 3 generously sized bedrooms, kitchen, seperate living room / diner and family bathroom. This three bedroom flat comes unfurnished however does include a washing machine and fridge freezer. On street permit parking is available subject to council approval however spaces are limited. This is a must see property!

Monthly Rent: £1300.00

Deposit: £1400.00

Holding Deposit: £298.00

EPC Rating: E

Council Tax Band: C

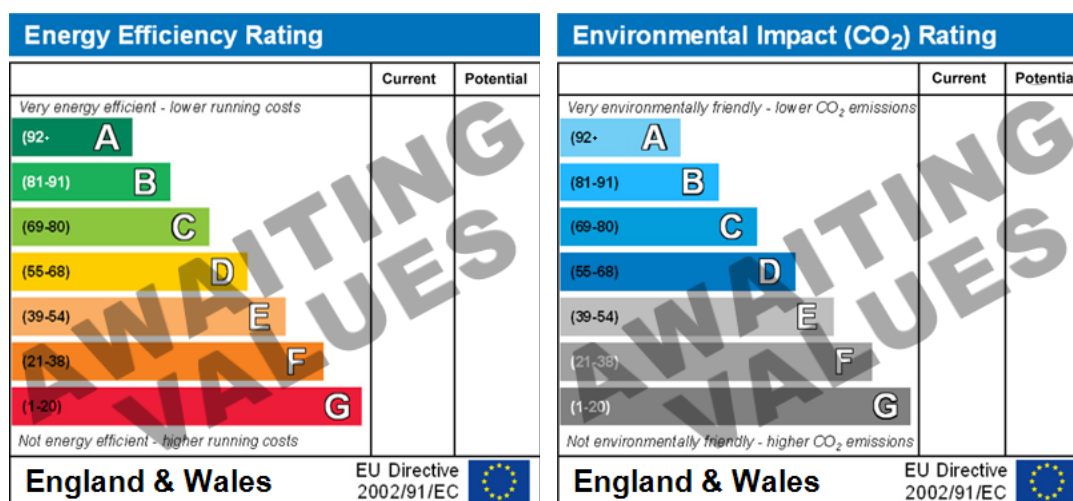
Building Materials: Brick

Sewerage Supply: Ask Agent

Broadband Coverage: Virgin Media and Openreach are the suggested provider with download speed up to 1800Mbps and upload speed up to 220Mbps

Mobile Coverage: Most major network providers are predicted to be able to provide 5G in this area

Utility Supplies: Electrical Supply & gas central heating



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.