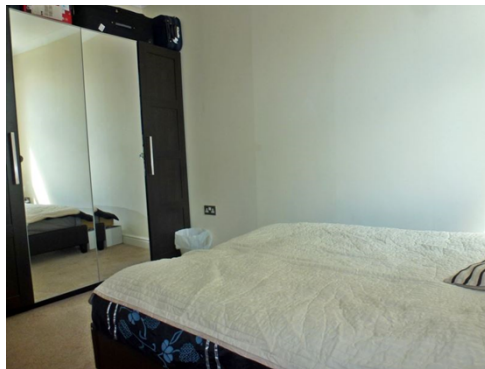




Albany Road , Roath, Cardiff, CF24 3RR
£1,100 pcm | Available Now | 2 bedroom



- **Furnished**
- **Close to city centre**
- **High Standard**
- **All Double Bedrooms**
- **On Street Parking**
- **EPC Rating G**

**** TWO BEDROOMS ** FURNISHED ** AVAILABLE NOW** FANTASTIC LOCATION ****

James Douglas is delighted to offer this fantastic 2 bed flat to rent. The property is situated close to Cardiff city centre, and a short walk to local amenities and transport links. The property itself consists of 2 large double bedrooms, an open plan kitchen/ lounge and a fully tiled bathroom with large shower. The property is offered fully furnished with high quality furnishings and has been decorated to a high standard to match. The flat also benefits from on street permit parking subject to council approval.

Monthly Rent: £1100.00

Deposit: £1200.00

Holding Deposit: £252.00

EPC Rating: E

Council Tax Band: C

Building Materials: Brick

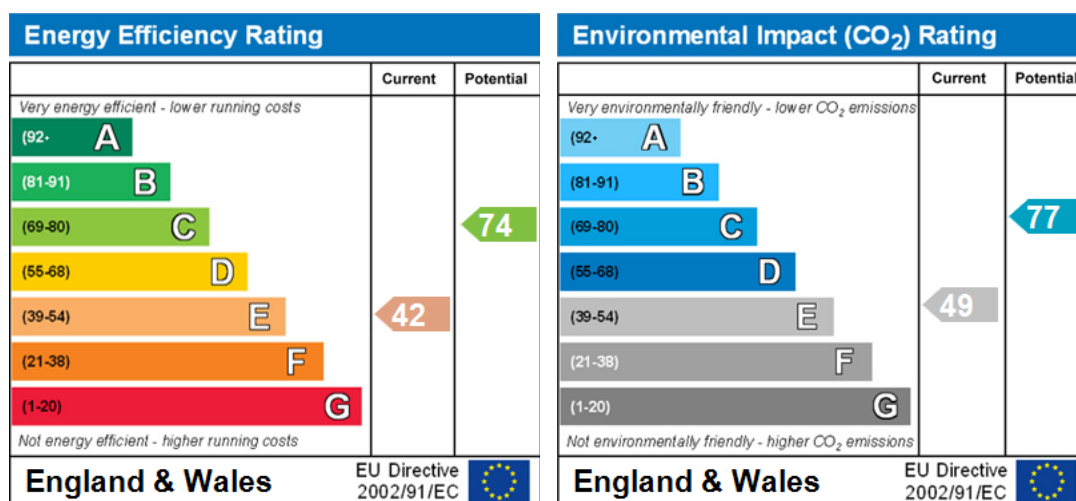
Sewerage Supply: Mains sewerage

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 Only

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.