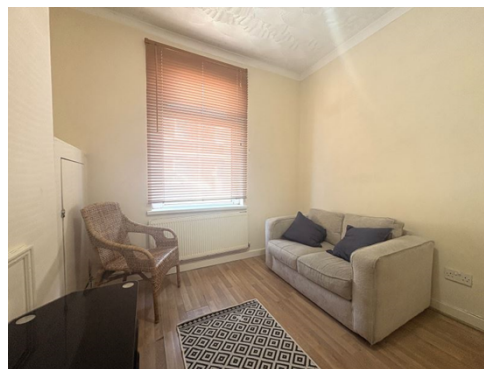




Maitland Street , Heath, Cardiff, CF14 3JU
£1,400 pcm | Available Now | 3 bedroom



- **Furnished**
- **Two Reception Rooms**
- **Close to city centre**
- **Double Glazed**
- **Great Transport Links**
- **EPC Rating D**

****THREE BEDROOMS**FURNISHED**AVAILABLE NOW**SPACIOUS FAMILY HOME**AVAILABLE WITH NO DEPOSIT OPTION****

James Douglas are delighted to offer this fantastic three bedroom house in Cardiff to rent. The property is situated in a great location, close to local amenities, public transport links and also benefits from being near the Heath Hospital. The property itself consists of large lounge, dining room, kitchen, ground floor bathroom, three bedrooms all furnished on the first floor. The house also benefits from an enclosed patio rear garden and on street parking available with a permit subject to council approval.

Monthly Rent: £1400.00

Deposit: £1500.00

Holding Deposit: £321.00

EPC Rating: D

Council Tax Band: E

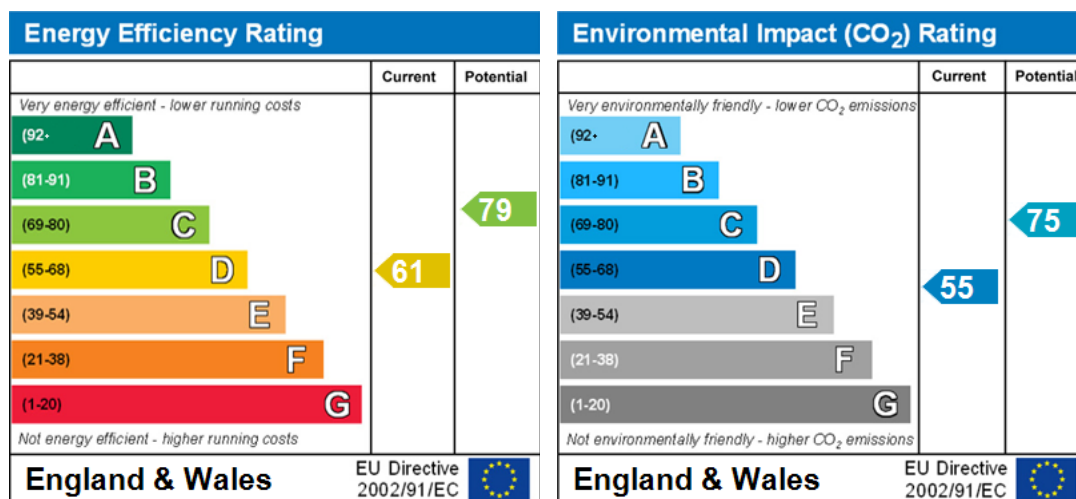
Sewerage Supply: MAINS

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

Mobile Coverage: Limited coverage indoors with EE

Utility Supplies: Electrical supply: British Gas & gas central heating: British Gas

Water Supply: Unknown



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.