



Connaught Road , Roath , Cardiff , CF24 3PY

£875 pcm | Available Now | 1 bedroom



- Unfurnished
- On Street Parking
- Balcony
- Electric Heating
- Close to city centre
- EPC Rating
[[EPCImages.EERImage.CurrentAsLetter]]

****AVAILABLE NOW**UNFURNISHED**STUDIO FLAT****

The property is conveniently located within walking distance of the many shops and restaurants that Albany Road has to offer, and only a few minutes away from Cardiff's idyllic Roath Park.

Book your viewing today for this fabulous, very modern, studio apartment! The property is offered unfurnished and benefits from its own private balcony.

Monthly Rent: £875.00

Deposit: £975.00

Holding Deposit: £201.00

EPC Rating: B

Council Tax Band: C

Building Materials: Brick

Sewerage Supply: Mains Sewerage

Broadband Coverage(Internet is NOT included unless otherwise stated in the description): No known issues

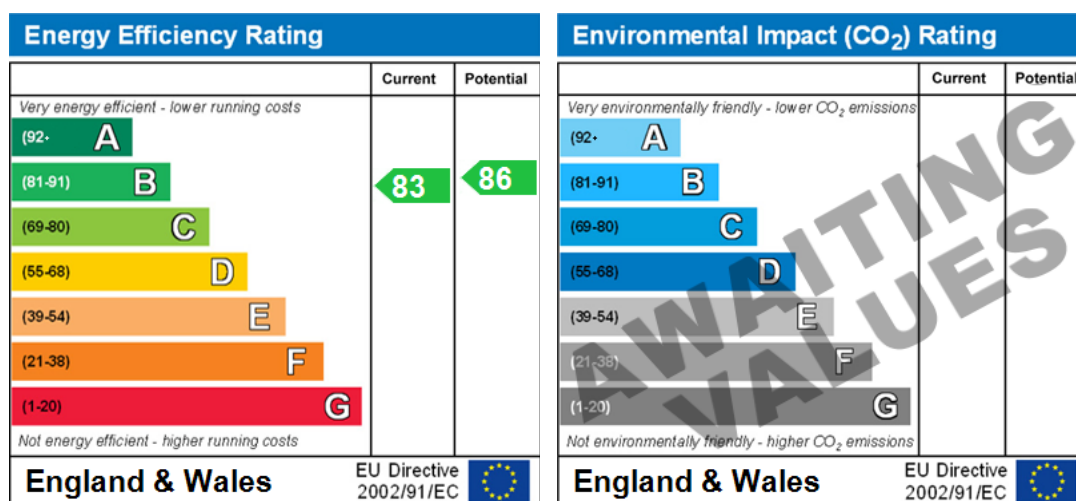
Mobile Coverage: No known issues

Utility Supplies: Electrical supply only

Water Supply: Unknown if metered or unmetered

Parking Status: Permit area

Building Safety - No known issues



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.