



Clifton street , Splott, Cardiff, CF24 1LQ
£975 pcm | Available Now | 2 bedroom



- **Part Furnished**
- **Two Bedrooms**
- **Close to City Centre**
- **Close to local amenities**
- **On Street Permit Parking**
- **EPC Rating G**

****AVAILABLE NOW**TWO BEDROOM**PART FURNISHED****

James Douglas are delighted to present this first floor 2 bedroom flat to rent. The property is situated on Clifton street so is surrounded by plenty of local ammeneties and is only a short distance from local transport links. The property benefits from having 2 double bedrooms of which both come furnished with a double bed, mattress, wardrobe/drawers and bedside table. The property also has a seperate kitchen area which benefits from having its own washing machine and a living room which has two seperate 2 seater sofas. The property also has a generously sized bathroom with bath and overhead shower. On street permit parking is available subject to council approval and has shared access to a roof terrace at the rear of the property.

Monthly Rent: £975.00

Deposit: £1075.00

Holding Deposit: £224.00

EPC Rating: D

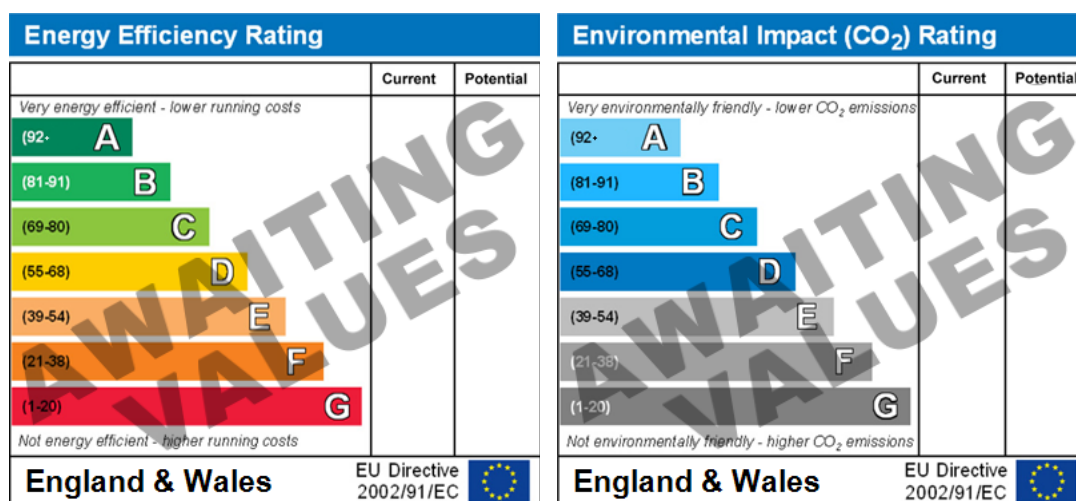
Council Tax Band: B

Building Materials: Brick

Sewerage Supply: Ask Agent

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

Mobile Coverage: Most major networks provide 5G in this area



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.