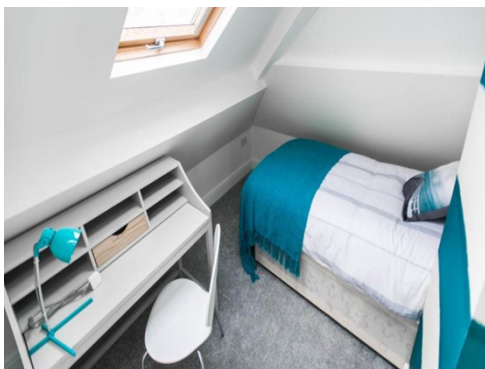
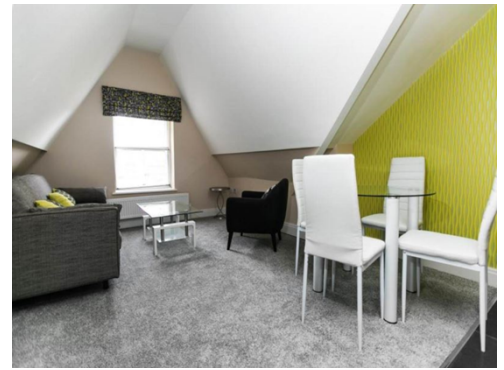




Ninian Road , Cardiff, CF23 5EJ
£1,390 pcm | Available Now | 2 bedroom



- **Furnished**
- **Two Bedrooms**
- **Fully Furnished**
- **Available now**
- **Close to local amenities**
- **EPC Rating G**

****TWO BEDROOM FLAT**FURNISHED**AVAILABLE NOW****

James Douglas are delighted to offer this fantastic two bedroom flat on Ninian Road. The property comes fully furnished and comprises of large living room, fitted kitchen, bathroom and two double bedrooms. The property is in a fantastic location and close to many local amenities.

Key Details

Monthly Rent: £1,390

Deposit: £1,490

Holding Deposit: £319

EPC Rating: E

Council Tax Band: F

Sewerage Supply: Mains Sewerage

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

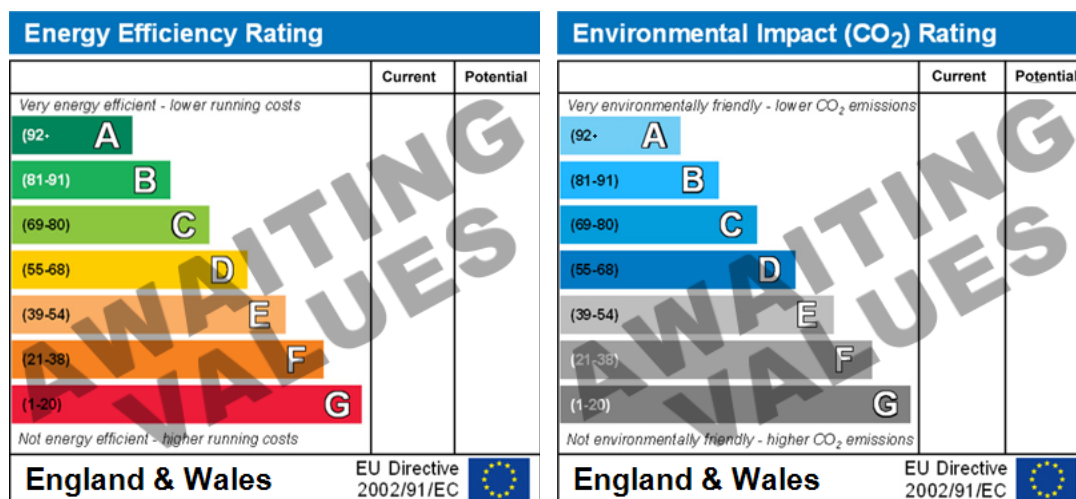
Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Unknown if metered or unmetered.

Parking Status: On street permit

Restrictions - No known restrictions & rights



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.