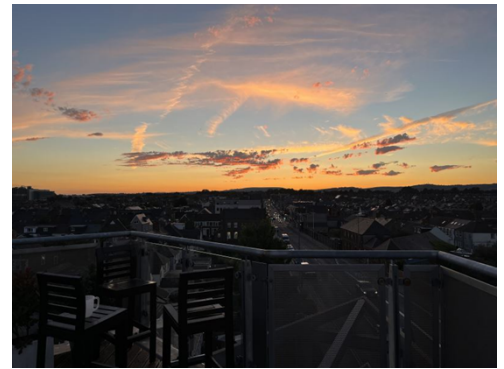




City Lofts , Roath, Cardiff, CF24 4PN
£1,650 pcm | Available Now | 2 bedroom

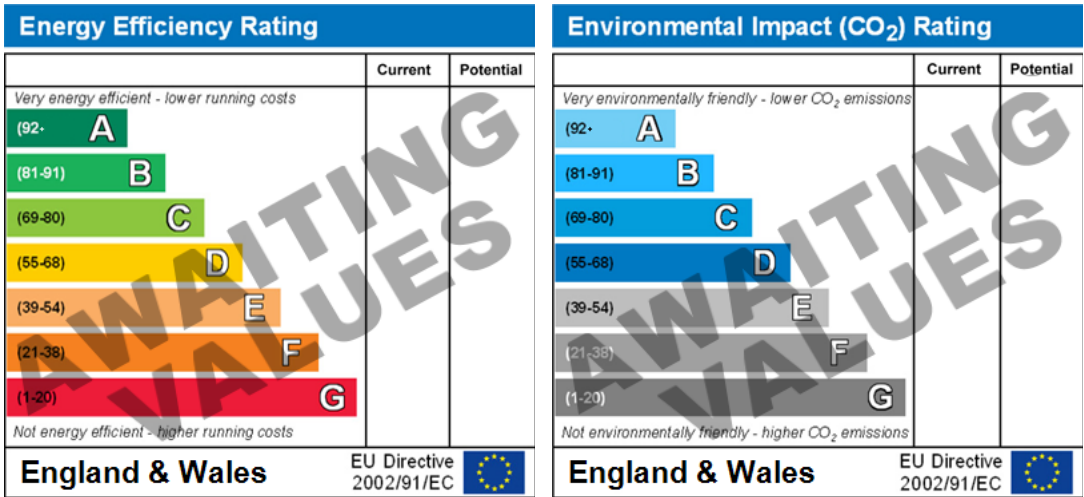


- Unfurnished
- Unfurnished
- WiFi Included
- Water Included
- Allocated Parking
- All Double Bedrooms
- Roof Top Balcony
- EPC Rating G

****AVAILABLE NOW**UNFURNISHED**WATER RATES & WIFI INCLUDED**FANTASTIC OPPORTUNITY**AVAILABLE WITH ZERO PERCENT DEPOSIT OPTION****

James Douglas are delighted to present this fantastic two-bedroom, top-floor apartment to rent in the highly sought-after area Crwys Road, the property benefits from an excellent selection of local shops, cafés, restaurants and amenities right on its doorstep, while Cathays Train Station is just a short walk away. Offered unfurnished, this unique apartment is arranged over two levels and provides spacious accommodation throughout. The lower level features a generously sized double bedroom, modern bathroom, useful storage cupboard and a well-equipped kitchen. The kitchen benefits from a range of integrated appliances, including a fridge, freezer, dishwasher and washer-dryer, as well as direct access to the property's first private balcony. A unique staircase leads to the upper level, where you'll find the impressive main bedroom. A standout feature of this room is the extensive windows running along one wall, creating a bright and airy living space with plenty of natural light. The upper level also provides access to the property's private rooftop terrace, offering spectacular views over the whole of Cardiff and an excellent outdoor space for relaxing. For added convenience, the building benefits from lift access from the ground floor directly to the top floor, making the apartment easily accessible. The property also includes one secure undercroft parking space, accessed via a personal fob.

Monthly Rent: £1650.00
Deposit: £1750.00
Holding Deposit: £379.00
EPC Rating: B



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.