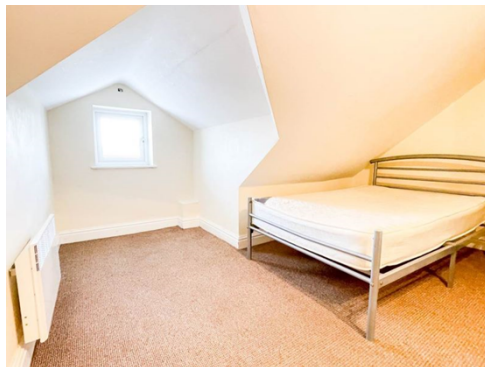




Llanbeddian Gardens , Cardiff, CF24 4AT
£1,700 pcm | Available Now | 1 bedroom



- **Furnished**
- **Four Bedrooms**
- **Close to local amenities**
- **Available now**
- **Fantastic Location**
- **EPC Rating G**

****FOUR BEDROOM HOUSE**FURNISHED**AVAILABLE NOW****

James Douglas are delighted to offer this fantastic four bedroom property on Llanbelddian Gardens. The property comprises of a large open plan kitchen/living room, four double bedrooms.

Key Details

Monthly Rent: £1,700

Deposit: £1,800

Holding Deposit: £390

EPC Rating: D

Council Tax Band: C

Sewerage Supply: Mains Sewerage

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

Mobile Coverage: No known issues

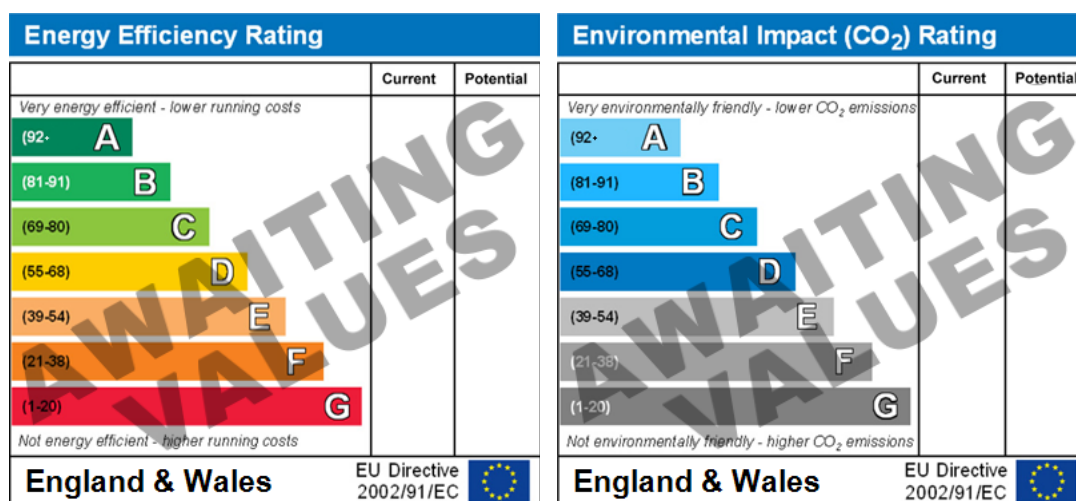
Utility Supplies: Electrical supply only

Water Supply: Unknown if metered or unmetered.

Parking Status: On street permit

Restrictions - No known restrictions & rights

Flood Risk - check <https://check-your-flood-risk.naturalresources.wales/?culture=en-GB>



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.