



Monthermer Rd , Roath, Cardiff, CF24 4RA
£700 pcm | Available 05 November 2026 | 1 bedroom



- **Furnished**
- **Council Tax Band - A**
- **Close to local amenities**
- **Bills Included**
- **Fantastic Location**
- **EPC Rating C**

**** STUDIO FLAT ** AVAILABLE 5TH NOVEMBER** FURNISHED ** CLOSE TO CITY CENTRE ****

James Douglas are delighted to offer this fantastic studio flat to rent. This property is located in Monthermer Road, which is a brilliant location with only 20 minutes walk to city centre. This property has plenty of local amenities available and a short walk from Roath park along with public transport within walking distance. The property consists of an open plan kitchen/ lounge and bedroom studio apartment. As well as a fully tiled bathroom complete with shower. This property also offers on street parking and street near by the property.

Monthly Rent: £700.00

Deposit: £800.00

Holding Deposit: £160.00

EPC Rating: D

Council Tax Band: A

Building Materials: Brick

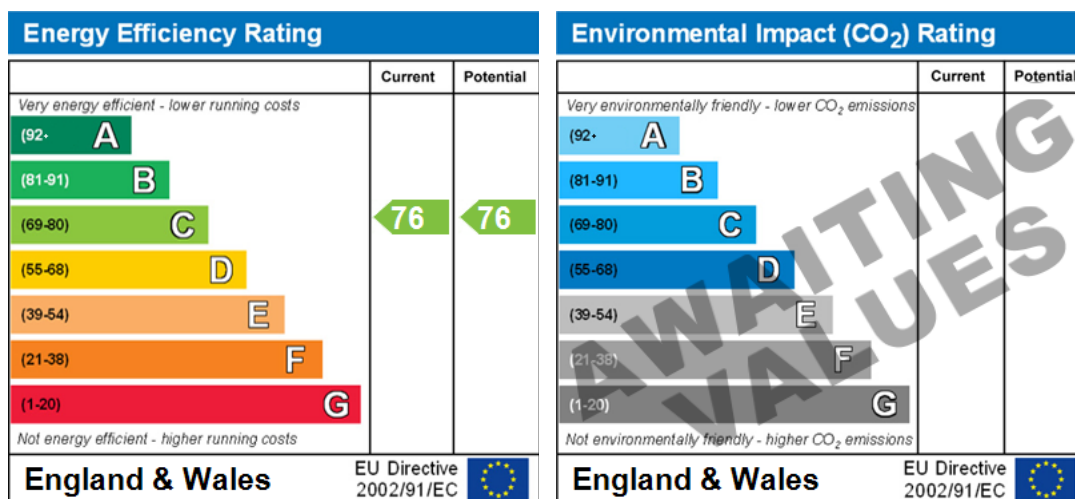
Sewerage Supply: Mains Sewerage

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

Mobile Coverage: Limited EE 02 and Vodafone, no other known issues

Utility Supplies: Electrical supply- Ovo Energy & gas central heating - Rebel Energy Supply Limited

Parking Status: ON STREET PERMIT



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.