



Penylan Road , Roath, Cardiff, CF23 5HW
£825 pcm | Available Now | 1 bedroom



- **Unfurnished**
- **Beautifully Presented**
- **Close to local amenities**
- **Unfurnished**
- **Available now**
- **One Bedroom Apartment**
- **EPC Rating G**

****AVAILABLE NOW**UNFURNISHED**ONE BEDROOM GROUND FLOOR FLAT**AVAILABLE WITH ZERO PERCENT DEPOSIT OPTION****

James Douglas are delighted to present this newly refurbished ground floor unfurnished flat to rent. The property is situated on the well sought after Penylan road and is only a short walk away from Wellfield road aswell as many local transport links. This property comes fully unfurnished and comes as seen. So boasts an open plan living kitchen area, double bedroom with back door leading to the shared rear garden and a bathroom. On street permit parking is available however this is subject to council approval.

Monthly Rent: £825.00

Deposit: £925.00

Holding Deposit: £189.00

EPC Rating: D

Council Tax Band: B

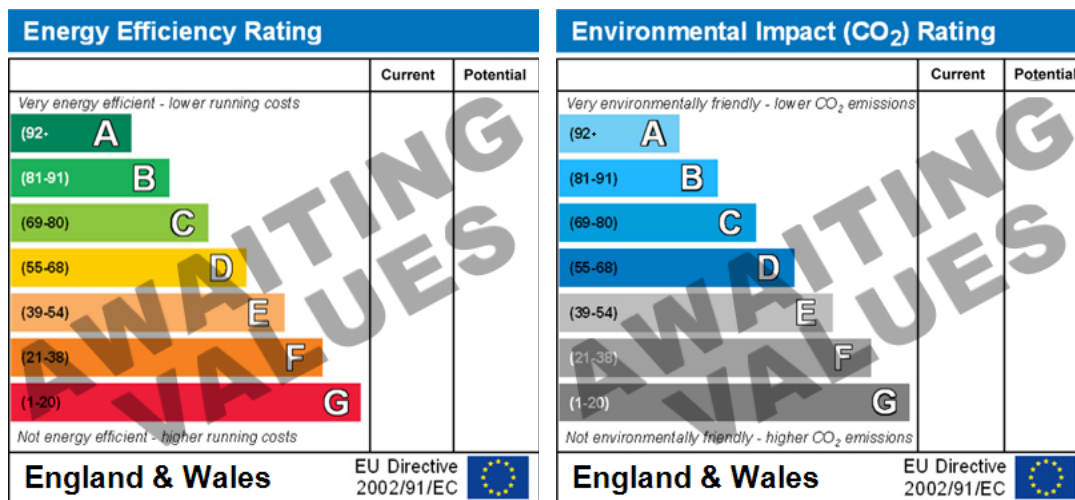
Building Materials: Brick

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

Utility Supplies: Electrical Supply



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.