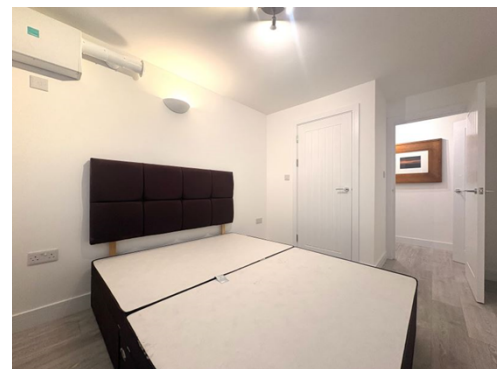
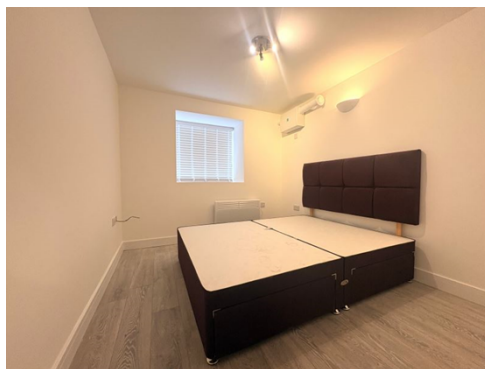
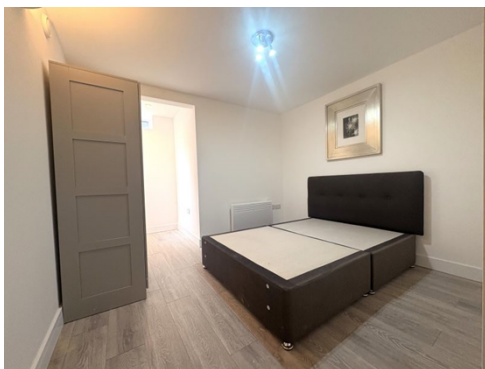




Crwys Court 11 Crwys Road , Crwys Road, Cathays, Cardiff, CF24 4NA
£1,180 pcm | Available Now | 2 bedroom



- **Furnished**
- **On Street Parking**
- **Close to city centre**
- **All Double Bedrooms**
- **Close to local amenities**
- **EPC Rating G**

****AVAILABLE NOW**TWO BEDROOM FLAT** FURNISHED** NEWLY RENOVATED****

James Douglas are delighted to offer this fully furnished newly renovated two bedroom flat, just a 10-minute walk from the stunning recreational park/ lake in Roath, and just a 20-minute walk to the city centre offering numerous clothing stores, restaurants, and market amenities.

The property offers a cosy open plan kitchen/living room, two double bedrooms, one including a built-in wardrobe and a modern bathroom including a bath and overhead shower. On street permit parking is available subject to council approval.

Monthly Rent: £1,180.00

Deposit: £1,280.00

Holding Deposit: £271.00

EPC Rating: https: C

Council Tax Band: B

Building Materials: Brick

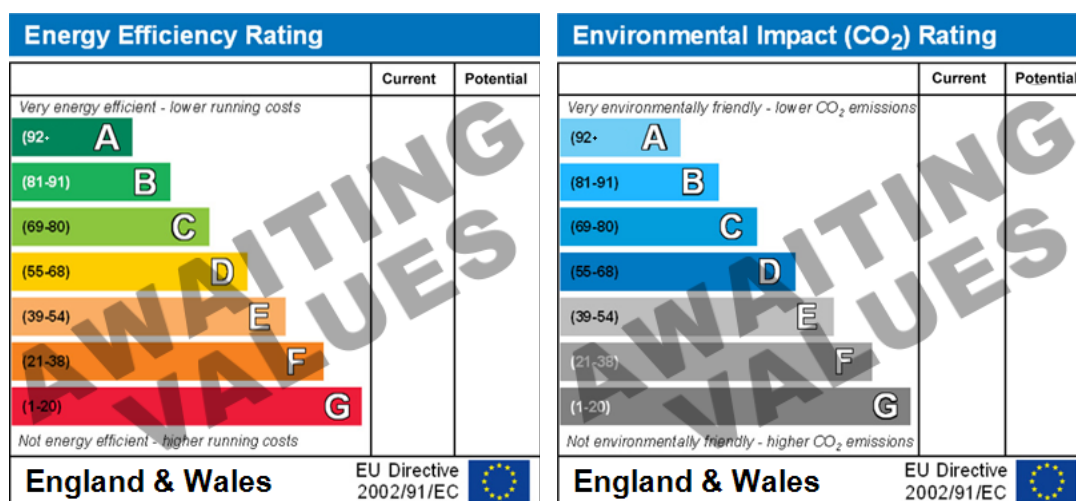
Sewerage Supply: Welsh Water

Broadband Coverage: Openreach is the suggested provider with download speeds up to 80Mbps and upload speeds up to 20Mbps

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask agent



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.