James Douglas
SALES AND LETTINGS

TO LET

Windemere Avenue , Cardiff, CF23 5PQ

£2,400 pcm | Available 11 September 2026 | 4 bedroom

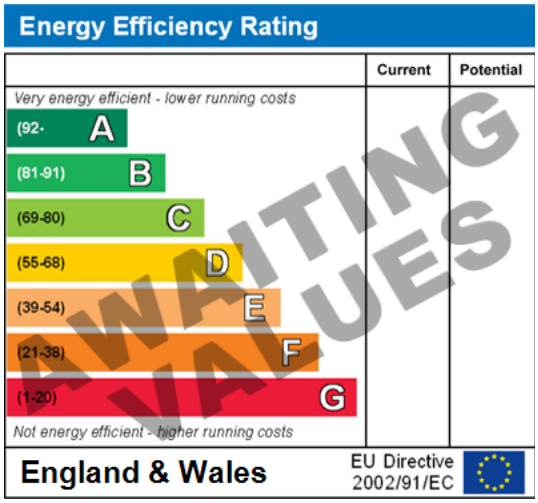
- Furnished
-
- EPC Rating G

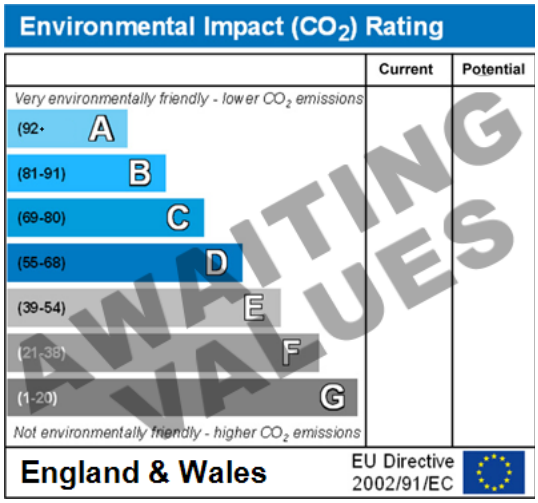
James Douglas Sales & Lettings, St Martins Row, 1 Albany Rd, Cardiff, CF24 3RP
029 2045 6444

AVAILABLE SEPTEMBER 11THFULLY FURNISHED**FOUR BEDROOM**FANTASTIC LOCATION**

James Douglas are delighted to present this fantastic four-bedroom semi-detached property available to rent in the highly sought-after area of Roath. Ideally located just a short walk from the beautiful Roath Park Lake, the property also offers excellent access to nearby universities and the University Hospital of Wales (Heath Hospital), making it an ideal home for students or professionals. The house comprises four fully furnished double bedrooms, one single room, alongside a modern open-plan kitchen, lounge, and dining area, creating the perfect space for both relaxing and entertaining. The property benefits from a family bathroom on the first floor, with an additional ground floor WC for added convenience. Externally, the property boasts a generous rear garden with access via both the side of the house and the rear, as well as a private driveway providing off-road parking for up to two vehicles. Offering generous living space in a fantastic location, this is a property not to be missed. Contact James Douglas today to arrange a viewing.

Monthly Rent: £2400.00
Deposit: £2500.00
Holding Deposit: £551.00
EPC Rating: D
Council Tax Band: G
Building Materials: Brick
Sewerage Supply: Ask Agent
Broadband Coverage: Openreach and VirginMedia is the suggested providers with download speeds up to 1800MBPS and





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.