James Douglas
SALES AND LETTINGS

TO LET

Mackintosh Place , Cardiff, CF24 4RQ
£850 pcm | Available Now | 1 bedroom

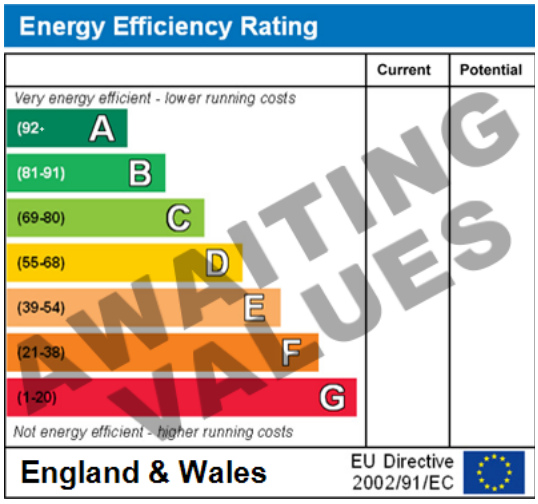
- Furnished
- Fantastic Location
- On Street Permit Parking
- City Centre Location
- Fully Furnished
- EPC Rating G

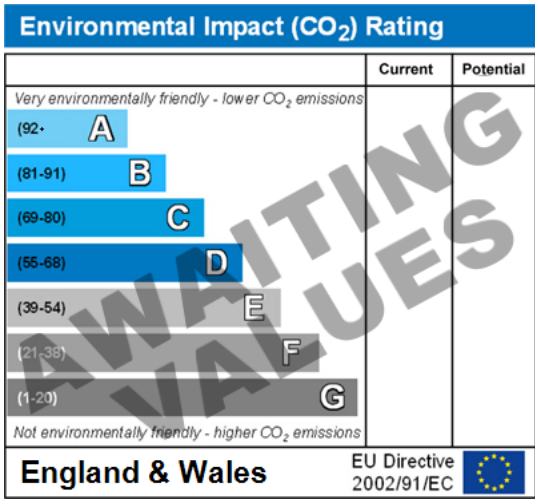
James Douglas Sales & Lettings, St Martins Row, 1 Albany Rd, Cardiff, CF24 3RP
029 2045 6444

REFURBISHED APARTMENT AVAILABLE NOW**GREAT LOCATION**FURNISHED**

James Douglas are delighted to offer this well-presented ONE-bedroom flat, just a 1 minute's walk from the main shops, takeaways and restaurants located on the popular Albany road in Cardiff. The property consists of an open plan kitchen/lounge, double bedroom and bathroom with shower over bath, and is offered fully furnished to a high standard. The property also has access to a shared communal garden at the rear of the property. On-street permit parking is available subject to council consent. A must-view property.

Rent: £850.00
Security Deposit: £950.00
Holding deposit: £195.00
EPC: C
Council Tax: A
Building Materials: Brick
Sewerage Supply: Welsh Water
Broadband Coverage: Superfast broadband - Openreach and VirginMedia are the suggested providers with download speeds up to 1800Mbps and upload speeds up to 220Mbps
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.