TO LET

Birchwood Avenue , Treforest, Pontypridd, CF37 1TZ

£320 pcm | Available Now | 1 bedroom

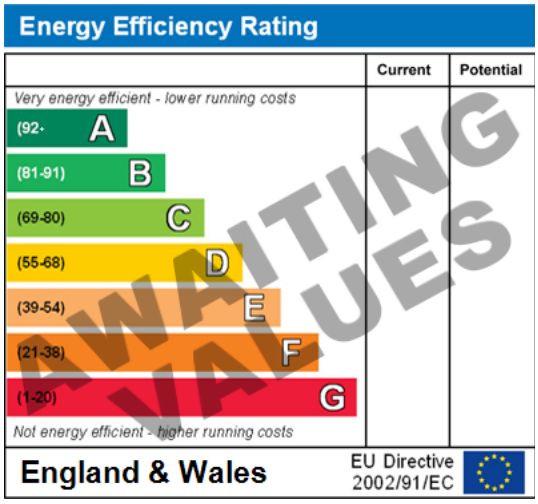
- Furnished
-
- EPC Rating G

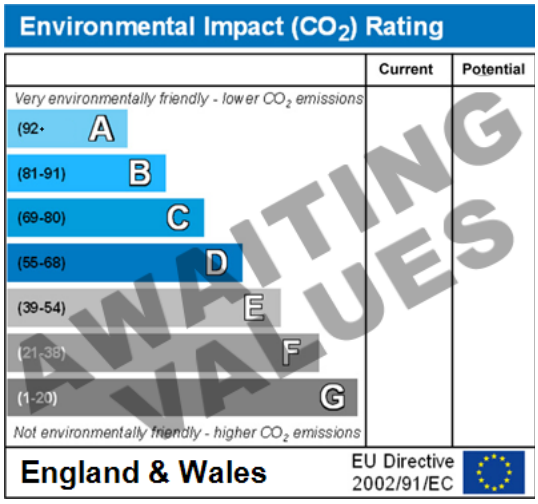
My Student Living, Student Union Building, Forest Grove, Treforest, CF37 1UF
01443 485000

** AVAILABLE NOW ** DOUBLE ROOM IN A STUDENT HOUSE SHARE ** CLOSE TO UNIVERSITY ** FULLY FURNISHED ** AVILABLE WITH NO DEPOSIT OPTION **

My Student Living are delighted to offer a double bedroom in this four bedroom student property on Birchwood Avenue in Treforest. The property is located just a 5 minute walk from the university and Treforest train station for easy commuting, the local area has a range of shops and restaurants and plenty of other amenities. The property itself consists of communal lounge, generous kitchen and bathroom and one of the double bedrooms on the ground floor. On the first floor are two more double bedrooms and a single bedroom. The house further benefits from a low maintennace rear garden, and parking is available on street. The property is offered fully furnished.

Rent: £320.00
Deposit: £420.00
Holding Deposit: £80.00
EPC Rating: D
Council Tax Band: C
Building Materials: Brick
Sewerage Supply: MAINS
Broadband Coverage: Up to 41mbps
Mobile Coverage: No known issues
Utility Supplies: Electrical supply by Octopus Energy & gas central heating supply by Octopus Energy





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.