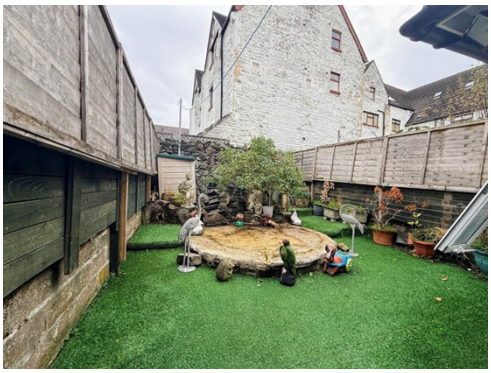
James Douglas
SALES AND LETTINGS

TO LET

Railway street , Splott, Cardiff, CF24 2NH

£480 pcm | Available Now | 1 bedroom



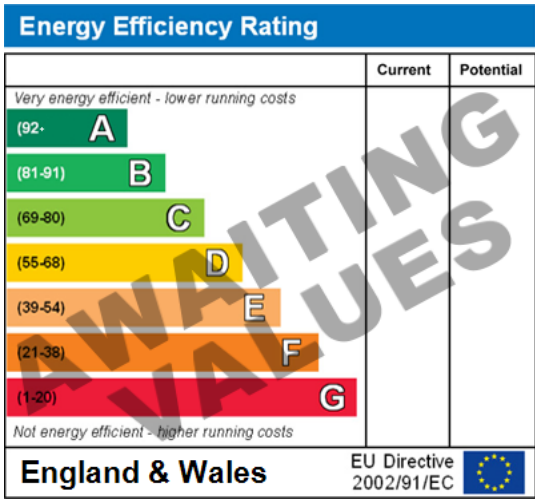
- Furnished
- Single Bed
- Fully Furnished
- On Street Permit Parking
- Available now
- House share
- EPC Rating G

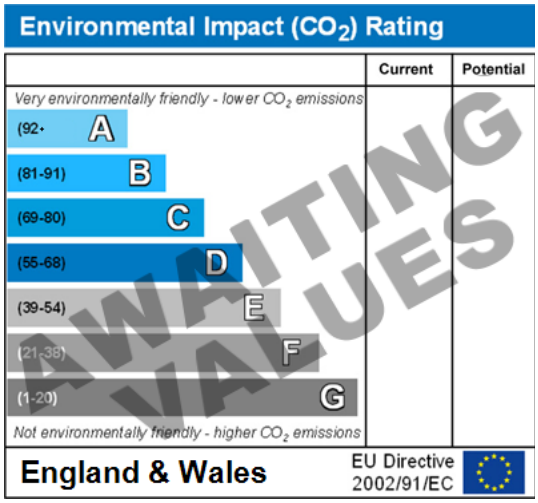
James Douglas Sales & Lettings, St Martins Row, 1 Albany Rd, Cardiff, CF24 3RP
029 2045 6444

AVAILABLE NOWFURNISHED**SINGLE ROOM**BILLS INCLUDED**

James Douglas are delighted to present this fully furnished single-room to rent in this terraced house on Railway street, The property is situated in Splott so has a wealth of ammeneites nearby aswell as many transport links. The property boasts 3 bedrooms of which 2 rooms are occupied one of which by the landlord. The property also benefits from having a communal living room, kitchen, garden and downstairs bathroom. On street permit parking is also availavle subject to council approval.

Monthly Rent: £480.00
Deposit: £580.00
Holding Deposit: £110.00
EPC Rating: D
Council Tax Band: D
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 & 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.