James Douglas
SALES AND LETTINGS

TO LET

Mackintosh Place , Roath, Cardiff, CF24 4RQ

£1,100 pcm | Available 08 February 2027 | 2 bedroom













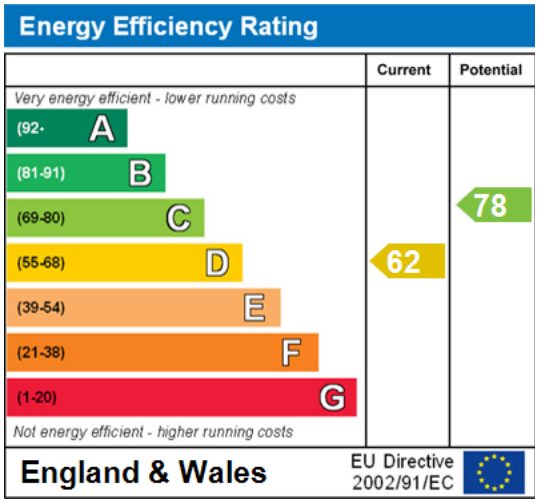
- Furnished
- Open lounge / kitchen
- All Double Bedrooms
- Double Glazed
- On Street Parking
- Close to local amenities
- Fantastic Location
- EPC Rating D

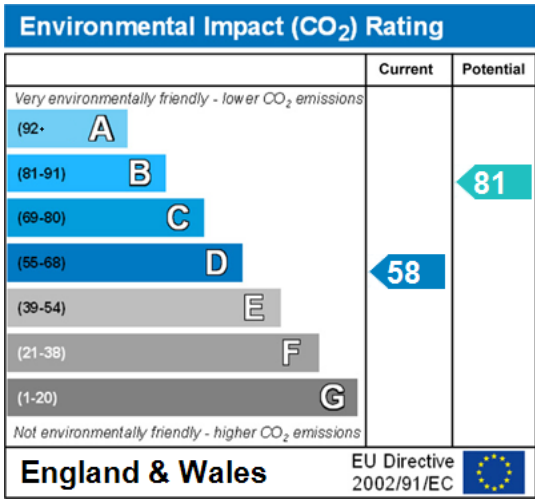
James Douglas Sales & Lettings, St Martins Row, 1 Albany Rd, Cardiff, CF24 3RP
029 2045 6444

AVAILABLE FEBRUARY 2027 TWO BEDROOM FLAT ** CLOSE TO LOCAL AMENITIES **FURNISHED**

James Douglas are delighted to offer this spacious two bedroom first floor flat situated on Mackintosh Place, Roath. The flat comprises of a spacious OPEN PLAN LOUNGE-KITCHEN with contemporary fitted units, two double bedrooms and a shower room. The flat also features excellent access into the city centre and local amenities. On street permit parking is also available subject to council approval.

Rent - £1100.00
Deposit - £1200.00
Holding deposit - £234.00
Council Tax Band - C
EPC Rating - D
Building Materials: Brick
Sewerage Supply: MAINS
Broadband Coverage: 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
Parking Status: ON STREET PERMIT





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.