



The Parade , Roath, Cardiff, CF24 3AA
£1,200 pcm | Available 08 December 2026 | 2 bedroom



- **Furnished**
- **High Standard**
- **Close to City Centre**
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- **EPC Rating C**

****AVAILABLE DECEMBER 8TH**SPACIOUS SECOND FLOOR FLAT**FURNISHED****

James Douglas Sales and Lettings are delighted to market this generously sized two bedroom flat situated in Roath, Cardiff. This property is in a fantastic location, a 5 minute walk to the city centre and a short walk from Queen street train station. The property comprises of an open plan living area with fitted kitchen, two double bedrooms and a fully tiled bathroom. Both bedrooms feature built-in wardrobes and desks. The property also benefits from having access to a communal laundry room at the rear of the property. On street permit parking is available subject to council approval.

Rent: £1200.00

Deposit - £1300.00

Holding deposit - £275.00

EPC Rating: C

Council Tax Band: C

Building Materials: Brick

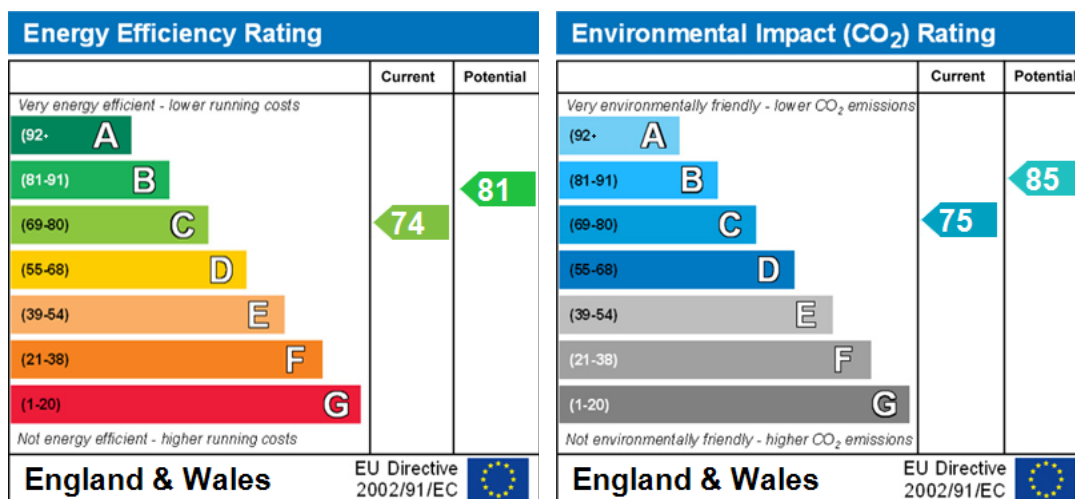
Sewerage Supply: Ask Agent

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.