James Douglas
SALES AND LETTINGS

TO LET

Beresford Road , CF24 1RA

£715 pcm | Available Now | 1 bedroom













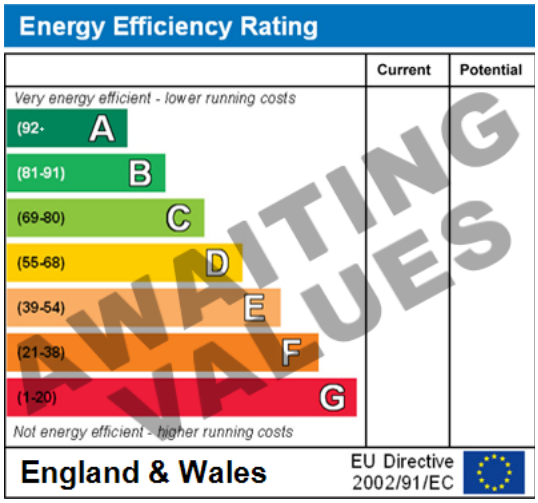
- Furnished
- Fully Furnished to a High Standard
- Available now
- All Double Bedrooms
- En-suite bathrooms
- Bills Included
- EPC Rating G

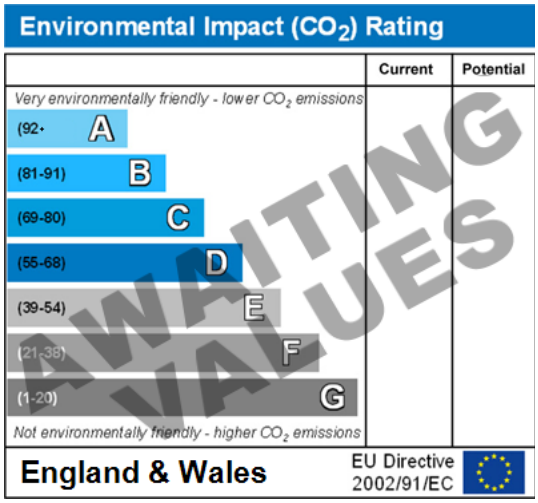
James Douglas Sales & Lettings, St Martins Row, 1 Albany Rd, Cardiff, CF24 3RP
029 2045 6444

AVAILABLE NOWROOM IN A HOUSE SHARE**NEWLY RENNOVATED**BILLS INCLUDED**

James Douglas sales and lettings are delighted to present this fantastic room to rent in a 5 bedroom shared house on Beresford road. The property is situated within Splott so is surrounded by local ammeneties and transport links, aswell as being within walking distance to the vibrant Newport road. The room itself benefits from being fully furnished aswell as having its own en-suite. Communal spaces are shared which includes a kitchen, living/dining area aswell as a utility room. The property also benefits from having all bills and utilities included in the rental price and on street non permit and permit parking is available subject to availability.

Monthly Rent: £715.00
Deposit: £815.00
Holding Deposit: £164.00
EPC Rating: D
Council Tax Band: Ask Agent
Building Materials: Brick
Sewerage Supply: Ask Agent
Broadband Coverage: 900Mb
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.