James Douglas
SALES AND LETTINGS

TO LET

City Rd , Roath, Cardiff, CF24 3JD

£1,050 pcm | Available 18 January 2027 | 2 bedroom













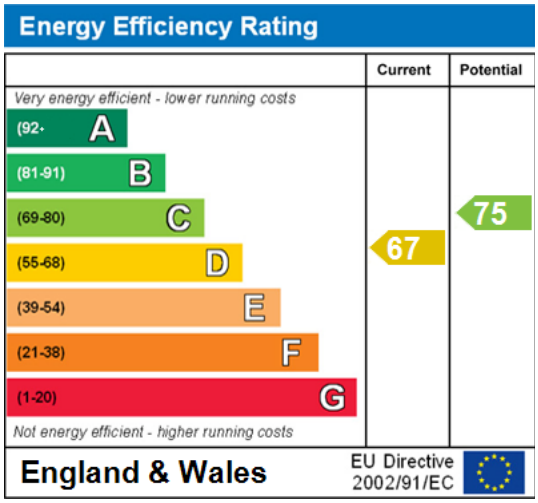
- Part Furnished
- Two Bedrooms
- Fully Furnished
- Close to local amenities
- Spacious
- EPC Rating D

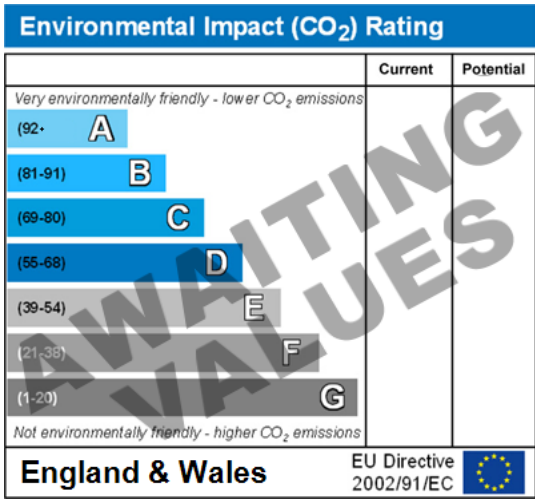
James Douglas Sales & Lettings, St Martins Row, 1 Albany Rd, Cardiff, CF24 3RP
029 2045 6444

** TWO BEDROOM FLAT ** AVAILABLE 18TH JANUARY** CLOSE TO LOCAL AMENITIES **

James Douglas are delighted to offer this two bedroom flat to rent which is located on City Road, Cardiff. This spacious two bedroom flat has laminate flooring throughout, with a spacious bedroom with plenty of storage. This property also offers a large bathroom with bath over shower, an open plan kitchen/ living room, as well as fully furnished. This property is also close to all local amnesties on City road with public transport to City Centre of Cardiff. On street permit parking is available subject to council approval and availability.

Rent: £1,050.00
Deposit - £1,150.00
Holding deposit - £241.00
EPC - D
Council Tax - B
Building Materials: Brick
Sewerage Supply: Welsh Water
Broadband Coverage: Openreach and VirginMedia are the suggested providers with download speeds up top 1800Mbps and upload speeds up to 220Mbps
Mobile Coverage: No known issues
Utility Supplies: Electrical supply & gas central heating
Water Supply: Unsure





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.