James Douglas
SALES AND LETTINGS

TO LET

Bedford Street , Roath, Cardiff, CF24 3BZ

£1,620 pcm | Available 16 August 2027 | 3 bedroom













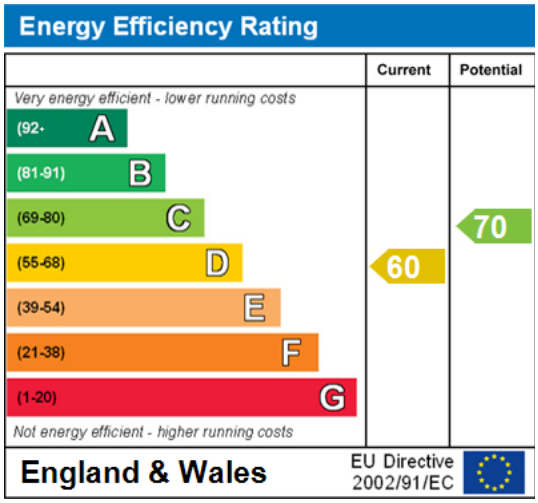
- Furnished
- All Double Bedrooms
- Great location
- Laminate Flooring
- High Standard
- EPC Rating D

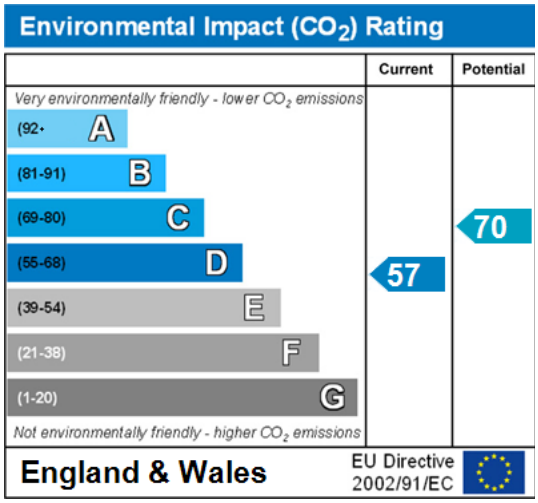
James Douglas Sales & Lettings, St Martins Row, 1 Albany Rd, Cardiff, CF24 3RP
029 2045 6444

** THREE BEDROOMS ** FURNISHED ** AVAILABLE FOR 2027/2028 ACADEMIC YEAR** FANTASTIC LOCATION **

James Douglas Sales and Lettings is delighted to offer this fantastic 3 bed flat to rent. situated on the quiet Bedford Street in the heart of Roath, within close proximity to the abundance of shops and restaurants that City road has to offer, and just a 10 minute commute into the City Centre. The property itself consists of an open plan kitchen/lounge, with 3 good sized bedrooms and is fully furnished. One bedroom has a full en-suite, and another a shower room, with another main bathroom. The flat also benefits from on street parking.

Monthly Rent: £1620.00
Deposit: £1720.00
Holding Deposit: £372.00
EPC Rating: D
Council Tax Band: C
Building Materials: Brick
Sewerage Supply: Mains sewerage
Broadband Coverage: Virgin Media and Openreach are the suggested providers with download speeds up to 1800Mbps and upload speeds up to 220Mbps
Mobile Coverage: Limited EE and Vodafone Data, no other issues known
Utility Supplies: Electrical supply and gas central heating
Water Supply: No Water meter





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.