James Douglas
SALES AND LETTINGS

TO LET

Coburn Street , Cathays, Cardiff, CF24 4BS
£2,100 pcm | Available 05 July 2027 | 4 bedroom













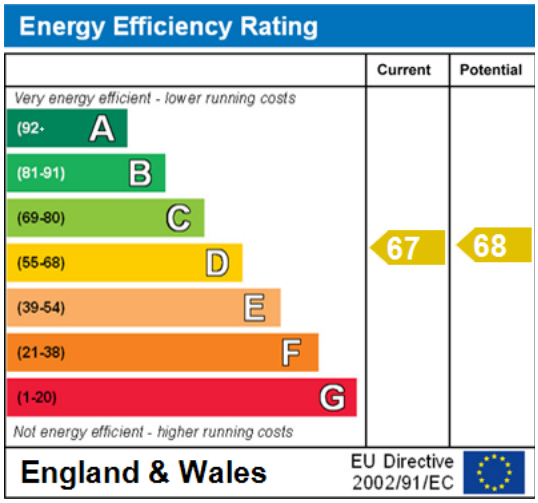
- Furnished
- All Double Bedrooms
- Close to local amenities
- On Street Parking
- Within Close Proximity to USW
- EPC Rating D

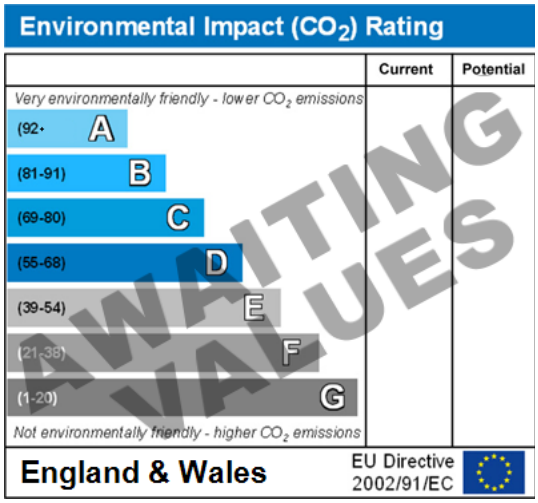
James Douglas Sales & Lettings, St Martins Row, 1 Albany Rd, Cardiff, CF24 3RP
029 2045 6444

AVAILABLE FOR THE 2027/2028 ACADEMIC YEAR* **FOUR DOUBLE BEDROOMS **FIRST FLOOR FLAT** AVAILABLE WITH ZERO PERCEMT DEPOSIT OPTION**

James Douglas sales and lettings is delighted to offer this four double bedroom property to rent. The property is conveniently located to the amenities of Salisbury Road, ideal for young students or professionals in the area. This modern apartment comprises of large kitchen/living area fitted with a modern kitchen, gas hob/oven, all white goods, kitchen table and chairs. Living area includes faux leather sofas. Four double bedrooms all equipped with matching furniture (desk, chest of drawers, side drawers and wardrobe). On street permit parking is also available subject to council approval.

Rent - £2100.00
Deposit - £2200.00
Holding deposit - £425.00
EPC - D
Council Tax Band - D
Building Materials: Brick
Sewerage Supply: Unknown
Broadband Coverage: Openreach, Virgin Media, CableCom Glide with download speeds up to 10000Mbps and upload speeds up to 10000Mbps
Mobile Coverage: No Known Issues
Utility Supplies: Electrical supply & gas central heating





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.