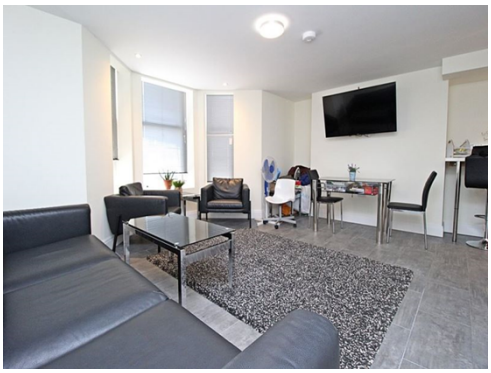
James Douglas
SALES AND LETTINGS

# TO LET

## West Grove , Roath, Cardiff, CF24 3AN

## £650 pcm | Available 04 January 2027 | 1 bedroom













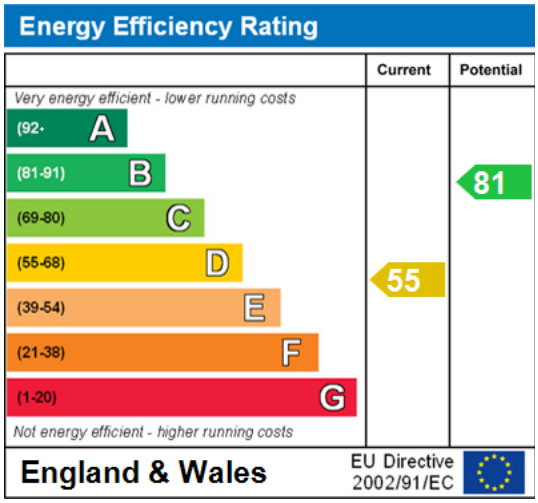
- Furnished
- Laminate Flooring
- Bills Included
- On Street Parking
- Fantastic Location
- EPC Rating D

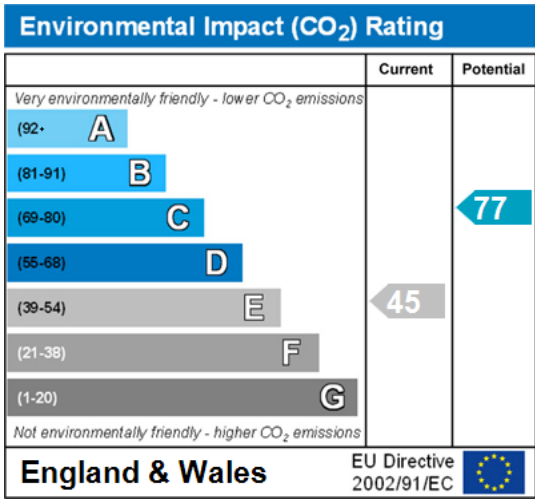
James Douglas Sales & Lettings, St Martins Row, 1 Albany Rd, Cardiff, CF24 3RP
029 2045 6444

**MODERN HOUSE SHARE** SPACIOUS DOUBLE BEDROOM** AVAILABLE JANUARY 4TH**UTILITIES INCLUDED**

James Douglas are delighted to offer this ONE BEDROOM in a 9 bedroom HOUSE SHARE. This property is furnished to a very high standard and also comes furnished. The property benefits from a communal kitchen, living space and bathroom. This room is suitable for both professionals and students alike. Benefits include location being in close proximity to Cardiff City centre and Roath Park Lake aswell as a short walk in Cardiff Queen street station. On street permit parking is available subject to council approval. Eletric, water, gas and council tax are included in the rental price.

Monthly Rent: £650.00
Deposit: £750.00
Holding Deposit:£149.00
EPC Rating: D
Council Tax Band: Ask Agent
Building Materials: Brick
Sewerage Supply: Welsh Water
Broadband Coverage: Openreach and VirginMedia are the suggested providers with download speeds up to 1800Mbps and upload speeds up to 220Mbps
Mobile Coverage: No known issues
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.**