James Douglas
SALES AND LETTINGS

TO LET

Mellon Street , Newport, NP20 1EP

£550 pcm | Available Now | 1 bedroom









- **Unfurnished**
-
- **EPC Rating G**

James Douglas Sales & Lettings, 7 Baneswell Road, , , NP20 4BP
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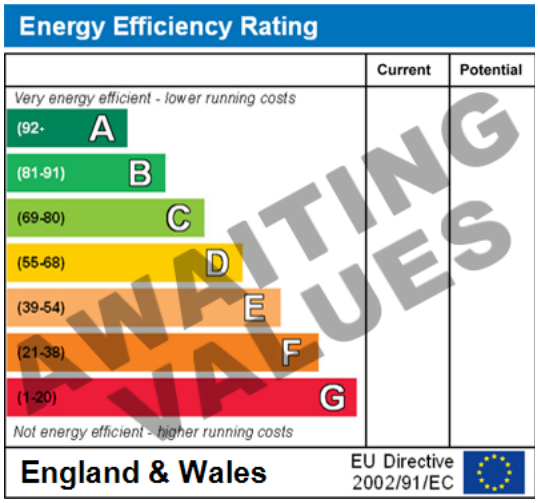
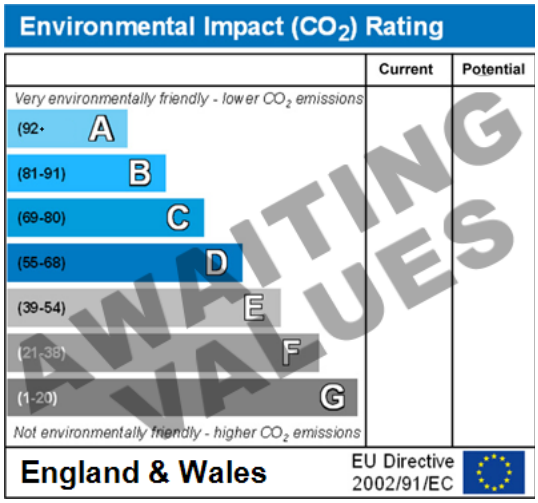
1 BEDUNFURNISHED**AVAILABLE NOW**NP20 AREA**PLEASE NOTE THAT A PREVIOUS LANDLORDS REFERENCE OR GUARNTOR WILL BE REQUIRED**

James Douglas are delighted to offer this fantastic 1 bed flat to rent. The property is located in the NP20, just a 7 minute walk to Newport City Center. The property itself consists of an open plan lounge/ kitchen that benefits from a built-in oven and hob, bathroom with shower cubicle and W/C. There is a comfortable double bedroom with built-in storage and a television. The property further benefits from an outdoor courtyard. On Street parking is available.

Key Details

Monthly Rent: £550
Deposit: £550
Holding Deposit: £126
EPC Rating: C
Council Tax Band: A
Building Materials: BRICK
Sewerage Supply: MAINS
Mobile Coverage: NO KNOWN ISSUES
Utility Supplies: Electrical supply & gas central heating
Water Supply: TBC





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.