James Douglas
SALES AND LETTINGS

TO LET

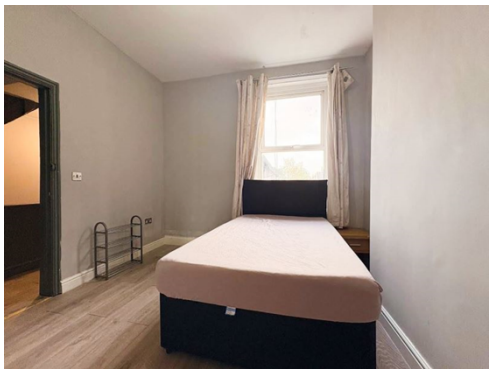
City Road , Cardiff, CF24 3JG

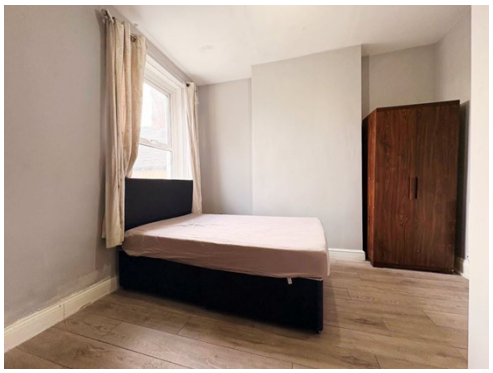
£1,550 pcm | Available Now | 4 bedroom













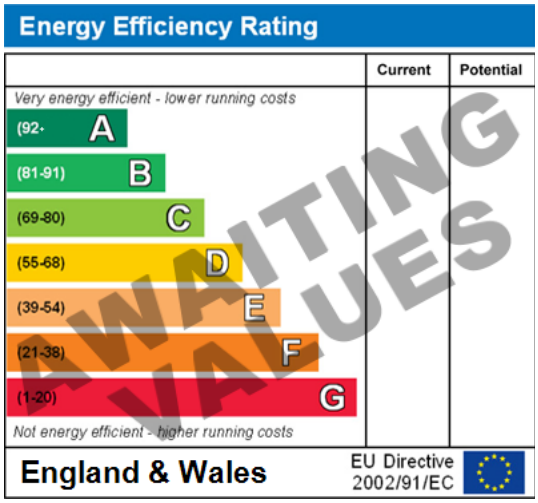
- Furnished
- Four Bedrooms
- Available now
- Fully Furnished
- En-Suite Bathroom to Master
- Close to local amenities
- EPC Rating G

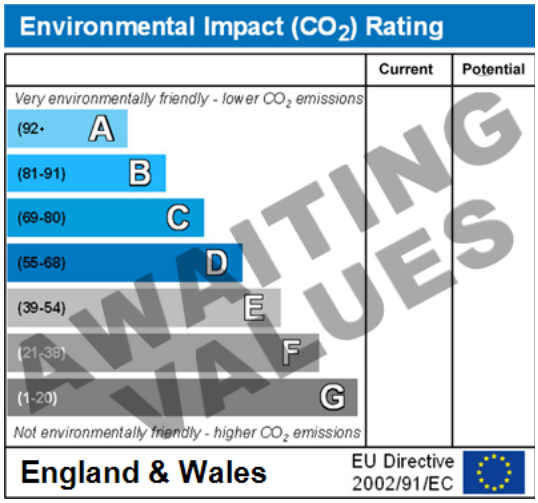
James Douglas Sales & Lettings, St Martins Row, 1 Albany Rd, Cardiff, CF24 3RP
029 2045 6444

AVAILABLE NOWFOUR BEDROOM**TWO-STOREY APARTMENT**GREAT LOCATION**

James Douglas sales and lettings are delighted to present this fantastic four bedroom flat to rent on City Road. The property is in a brilliant location on city road and is surrounded by plenty of local businesses, ammeneties and transport links, aswell as being within walking distance of Cardiff city centre. The property itself boasts four bedrooms, 3 of which are doubles aswell as all being fully furnished. One of the bedrooms is on the 2nd floor and boasts an en-suite bathroom. An open plan kitchen, dining area and bathroom can be found on the first floor of the property. On street permit parking is available subject to council approval. This property is most suited to Families or two sharers looking for additional space.

Monthly Rent: £1550.00
Deposit: £1650.00
Holding Deposit: £356.00
EPC Rating: D
Council Tax Band: D
Building Materials: Brick
Sewerage Supply: Ask Agent
Broadband Coverage: Openreach and VirginMedia are the suggested providers with download speeds up to 1800Mbps and upload speeds up to 220Mbps
Mobile Coverage: Most major networks provide 5G in this area
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.