James Douglas
SALES AND LETTINGS

TO LET

Inverness Place , Roath, Cardiff, CF24 4RU

£1,800 pcm | Available 05 July 2027 | 4 bedroom













- Furnished
- Double Glazed
- Plenty of Storage Space
- Study
- All Double Bedrooms
- EPC Rating E

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

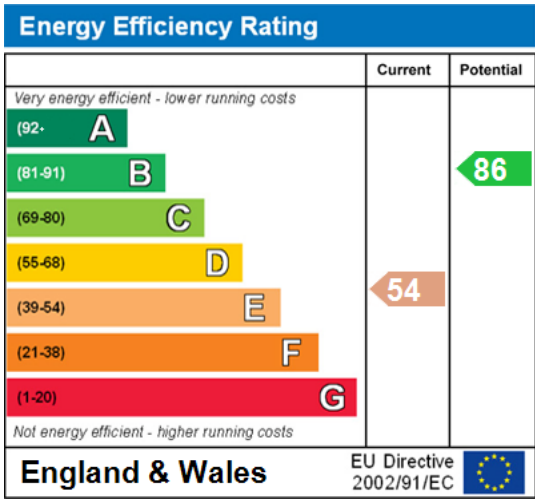
*AVAILABLE FOR UPCOMING 2027/2028 ACADEMIC YEAR**FOUR BEDROOMS**FULLY FURNISHED**

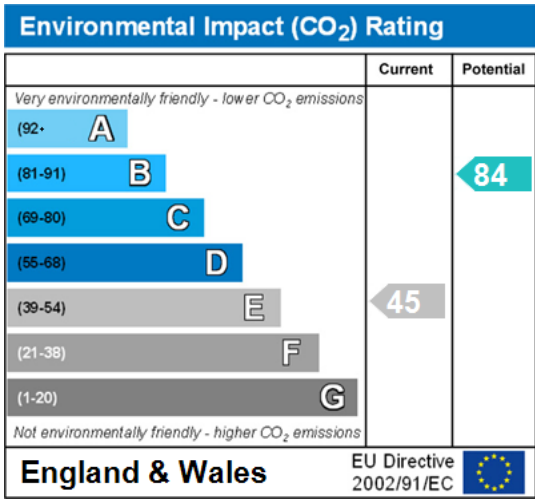
James Douglas Sales and Lettings are proud to market this SPACIOUS 4 double bedroom property situated in the heart of Roath, just minutes from the abundance of shops and restaurants on Albany Road and within walking distance to the city centre. The property itself consists of 4 double bedrooms, lounge/dining area, kitchen and a shared bathroom. All of which come fully furnished. The house also benefits from a generous rear outside space and has access to on street permit parking subject to council approval.

An additional room can be found at the property of which will not be accessible for tenants and will remain locked throughout the tenancy

Key Details

Monthly Rent: £1800.00
Deposit: £1900.00
Holding Deposit: £413.00
EPC Rating: E
Council Tax Band: E
Building Materials: Brick
Sewerage Supply: Mains





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.