



CARDIFF STUDENT LETTING

OWNED AND RUN BY CARDIFF UNIVERSITY STUDENTS' UNION
NO AGENCY FEES | (029) 2078 1525 | CARDIFFSTUDENTLETTING.COM



Ruthin Gardens (Rooms)

, Cathays, CF24 4AU

Rental £428 pcm

1 bedroom House available Now

Cardiff Students Union, Park Place, Cardiff, CF10 3QN
info@cardiffstudentletting.com

02920 781525

Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00
Wed 09.00 - 17.00; Thurs 09.00 - 17.00
Fri 09.00 - 17.00; Sat Closed; Sun Closed



CARDIFF STUDENT LETTING

OWNED AND RUN BY CARDIFF UNIVERSITY STUDENTS' UNION
NO AGENCY FEES | (029) 2078 1525 | CARDIFFSTUDENTLETTING.COM

* Furnished

Description

No Fees Since 2006 - Cardiff Student Letting is owned and run by Cardiff University Students Union. Located in an amazing location just seconds away from the Students Union and local amenities on Salisbury Road. Don't miss out on this one! The property comprises 3 full bathrooms as well as a separate WC and 2 modern fitted kitchens with three large fridge freezers and 2 washer-dryers. Smallest possible commute to the main campus. FULL-TIME STUDENT-ONLY ROOMS RENT INCLUDES GAS, ELECTRICITY, WATER AND WIFI
Rooms Available: Ground Floor Rear ONLY A holding deposit of one week's rent per person will be payable to secure the property. This will be deducted from the final balance payable upon contract signing, subject to a successful application. Cardiff Student Letting reserves the right to withhold this payment should the application procedure not be fulfilled. Tenants and guarantors must pass referencing checks to rent this property. If a guarantor cannot be provided rent for the year will be due in full in advance. Council Tax Band: F (Full-time students are exempt from paying council tax) The property has a mains supply of Gas water and electricity and utilises a gas central heating system electric. Good broadband and mobile connectivity is available from most major providers The property is eligible for parking permits via Cardiff Council. For more information on parking availability please follow the following link: <https://www.cardiff.gov.uk/ENG/resident/F>

All measurements are approximate.

Further Information

The deposit required is £450

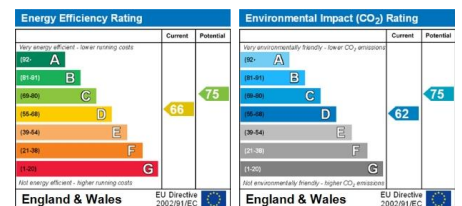
The bills included in the rent are Gas

The landlord is willing to rent this home to Student

The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Accommodation

Property Ref: inst-4654

Creation Date: 15/12/2024

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Cardiff Student Letting, 2024. Cardiff Student Letting Registered in England No.