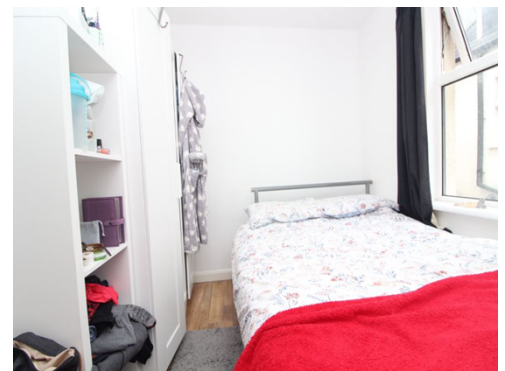
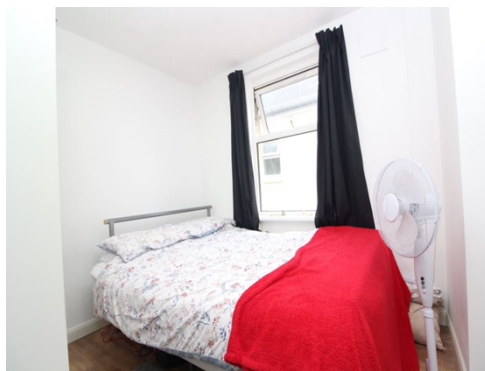




Flat 5 5 Marlborough Road , Penylan, Cardiff, CF23 5BT  
£800 pcm | Available 06 September 2024 | 1 bedroom



- **Furnished**
- **Great Location**
- **Double Bedroom**
- **On Street Parking**
- **Close to City Centre**
- **EPC Rating G**

**\*\* ONE BEDROOM \*\* FURNISHED \*\* AVAILABLE FROM 6TH SEPT\*\* FANTASTIC LOCATION \*\* AVAILABLE WITH NO DEPOSIT OPTION \*\***

## Description

James Douglas Sales and Lettings is delighted to offer this fantastic first floor 1 bed flat to rent. Situated just a stone's throw from the popular Wellfield Road with excellent transport links and lots of local amenities in walking distance. The property itself consists of a large lounge/kitchen, bathroom with shower and double bedroom. The flat also benefits from on street parking.

## Key Details

Monthly Rent: £800

Deposit: £900

Holding Deposit: £184

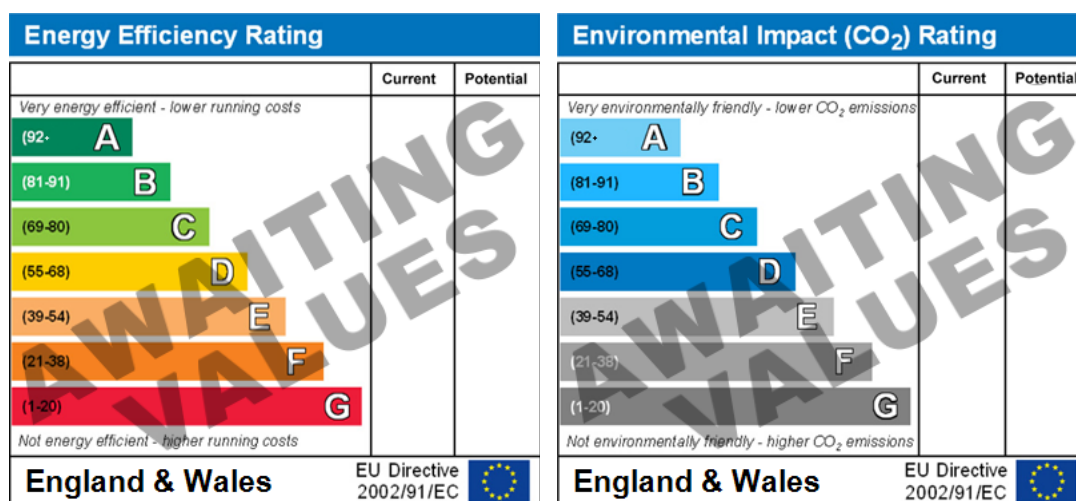
EPC Rating: D

Council Tax Band: A

Building Materials: Brick

Sewerage Supply: Mains sewerage

Broadband Coverage: Virgin Media, Openreach 1 Mbps to 1000 Mbps



### 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.**