



Flat 5 3 Marlborough Road , Cardiff, CF23 5BT  
£650 pcm | Available Now | 1 bedroom



- Furnished
- 
- EPC Rating  
[[EPCImages.EERImage.CurrentAsLetter]]

**\*\*AVAILABLE NOW\*\* STUDIO FLAT\*\* CLOSE TO LOCAL AMENITIES \*\* AVAILABLE WITH NO DEPOSIT OPTION\*\***

James Douglas are delighted to offer this cosy and conveniently located studio apartment with its own kitchen, separate utility and shared bathroom. This studio is situated on the first floor and is perfect for young professionals! The property is situated on Marlborough Road, Roath and is just a stones throw from the popular Wellfield Road with excellent transport links and local amenities.

### Key Details

Monthly Rent: £650

Deposit: £750

Holding Deposit: £149

EPC Rating: Ask agent

Council Tax Band: A

Building Materials: Brick

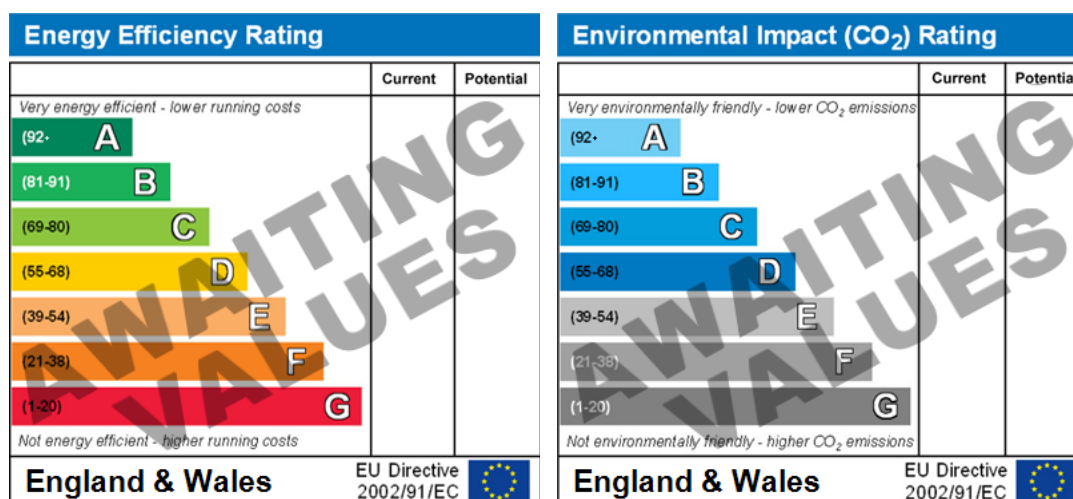
Sewerage Supply: MAINS

Broadband Coverage: Up to 168mbps

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask agent



### 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.**