



**Marlborough Road , Penylan, Cardiff, CF23 5BT**  
**£600 pcm | Available Now | 1 bedroom**



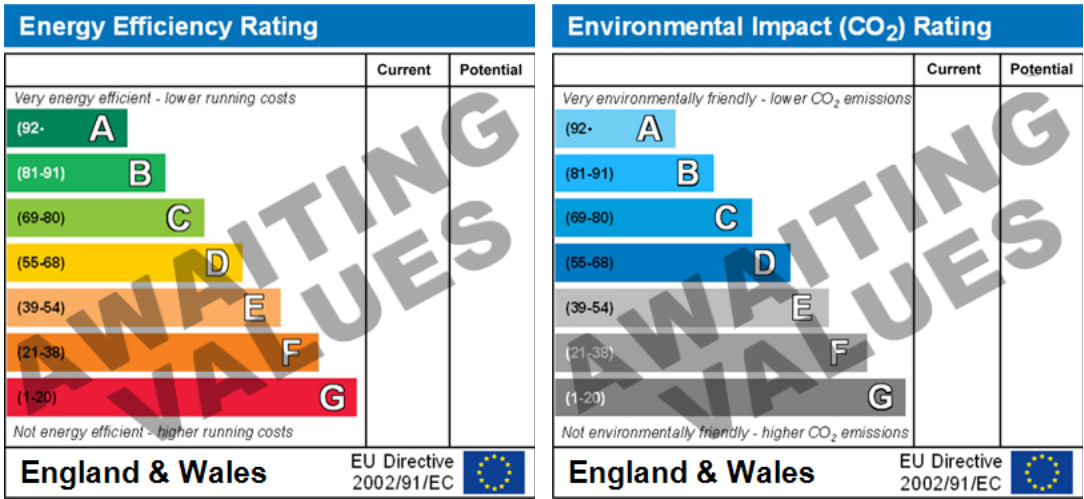
- **Furnished**
- **One Bedroom Apartment**
- **Fully Furnished**
- **Close to local amenities**
- **Fantastic Location**
- **EPC Rating G**

**\*\*AVAILABLE FEBRUARY 2024\*\*STUDIO FLAT WITH A SHARED BATHROOM\*\*FURNISHED\*\*AVILABLE WITH DEPOSIT FREE OPTION\*\***

James Douglas are proud to offer this FURNISHED studio apartment in the Penylan, Cardiff. The property is in a fantastic location being close to local amenities and a stone throw away from Wellfield Road and Albany Road, with great transport links. The property consists of an open kitchen/living area and a bathroom which includes a shower cubicle with sink and w/c. The property further benefits from on street parking and gas & water included in the rent. The electricity is on a coin metre system.

Key Details

- Monthly Rent: £600
- Deposit: £700
- Holding Deposit: £137
- EPC Rating: TBC
- Council Tax Band: A
- Building Materials: Unknown
- Sewerage Supply: Mains sewerage
- Broadband Coverage: Virgin Media - Ultrafast available
- Mobile Coverage: No known issues



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.