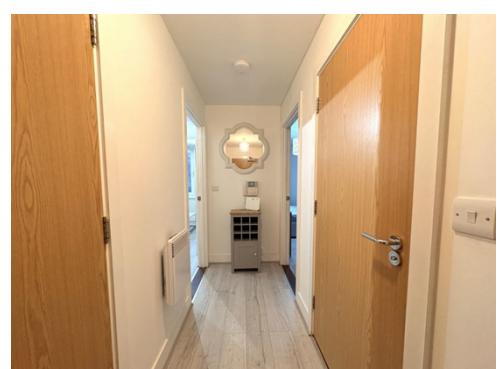
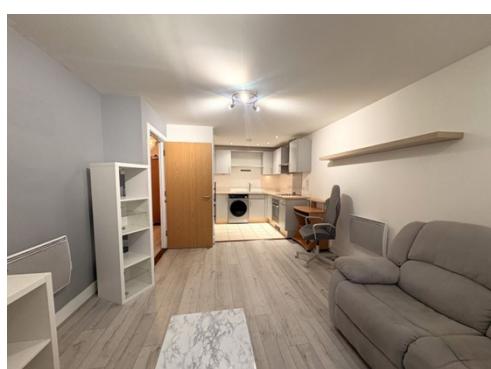




**Breakwater House , Ferry Court, Cardiff , CF11 0JQ**

**£925 pcm | Available Now | 1 bedroom**



- **Furnished**
- **Fully Furnished to a High Standard**
- **Gym onsite**
- **Double Bedroom**
- **Laminate Flooring**
- **Allocated Parking**
- **Great Location**
- **EPC Rating G**

James Douglas Sales and Lettings are proud to offer a MODERN one-bedroom first-floor apartment situated within the prestigious Prospect Place development in Cardiff Bay. The property is offered Fully furnished to a high standard and comprises an open-plan kitchen/lounge, a Double bedroom, and a Modern bathroom suite. One Designated car parking space is available with this property. The Prospect Place development offers a wide selection of leisure facilities which include a spa pool, two gyms, a steam room, and a lap lane swimming pool. Prospect place also offers a 24-hour concierge service.

Rent - £925.00

Deposit - £1,025.00

Holding deposit - £212.00

EPC - B

Council Tax Band - D

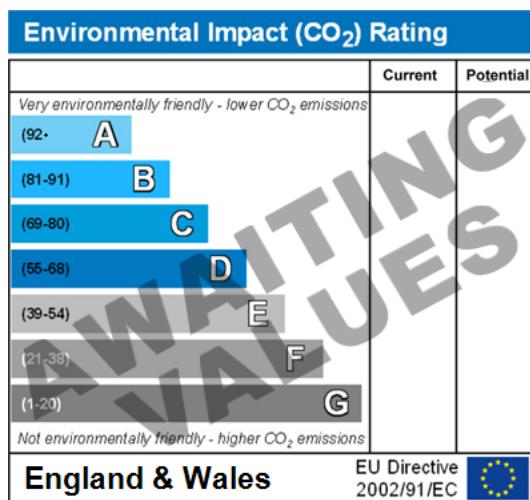
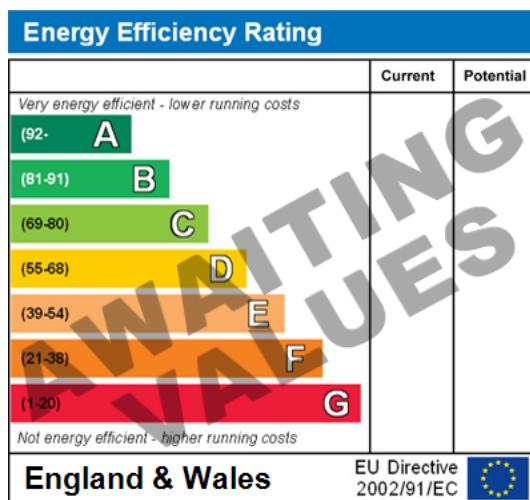
Building Materials: Brick

Sewerage Supply: Welsh Water

Broadband Coverage: Hyperoptic & Openreach are the suggested providers with download speeds up to 1800 Mbps and upload speeds up to 1000 Mbps

Mobile Coverage: No known issues, 5G is predicted to be available with most known providers

Utility Supplies: Electrical supply & gas central heating



#### 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 Propertmark 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.