



Penarth Road , Grangetown, Cardiff, CF11 6FS  
£880 pcm | Available 28 October 2024 | 2 bedroom



- **Furnished**
- **Two Bedrooms**
- **Fully Furnished**
- **Fantastic Location**
- **Close to local amenities**
- **EPC Rating G**

**\*\* TWO BEDROOM FLAT\*\* AVAILABLE 28TH OCTOBER \*\*FURNISHED\*\***

James Douglas are delighted to offer this two bedroom flat in Cardiff. The property is located on Penarth Road, in a fantastic location, close to lots of shops, cafes and restaurants. The property comprises of a large kitchen/diner, two double bedrooms and a shower room.

Rent - £880

Deposit - £980

Holding Deposit - £202

EPC - D

Council Tax Band: B

Building Materials: Brick

Sewerage Supply: MAINS

Broadband Coverage: Up to 98mbps

Mobile Coverage: No known issues

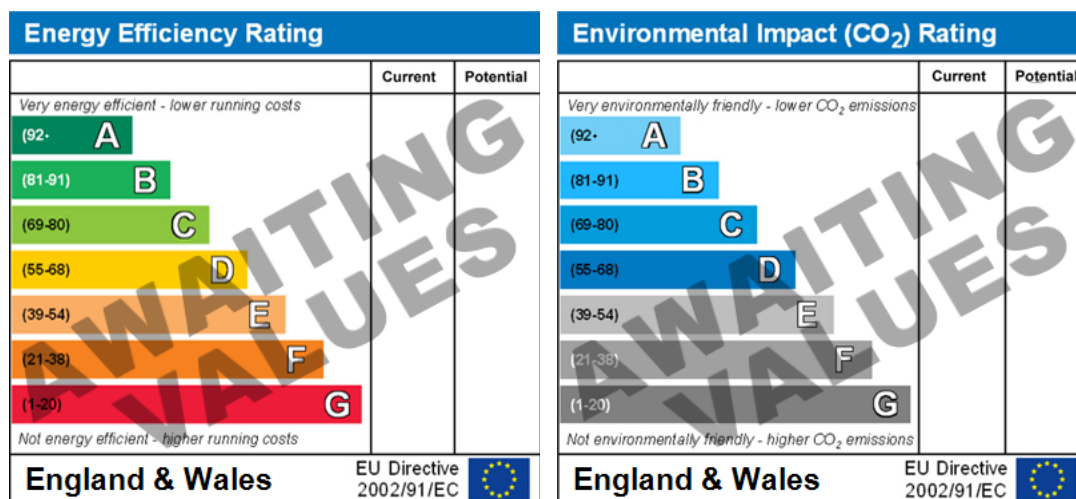
Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask agent

Parking Status: ON STREET PERMIT

Building Safety - No known issues

Restrictions - Any known restrictions & rights (shared access to gardens or parking restrictions etc)



**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.**