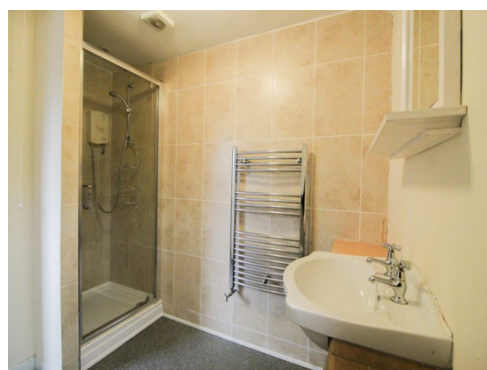
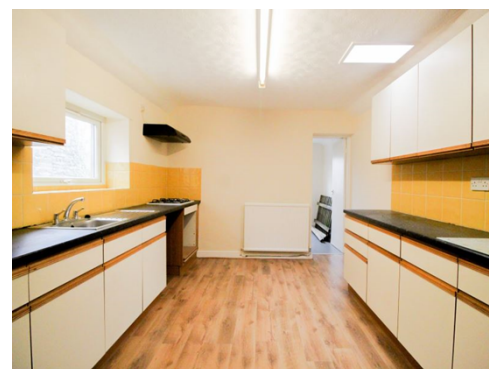




Margaret Street , Mountain Ash, CF45 4RB
£750 pcm | Available 05 July 2024 | 2 bedroom



- **Unfurnished**
- **Large kitchen**
- **Two Double Bedrooms**
- **Fantastic Location**
- **Close to local amenities**
- **EPC Rating D**

**** TWO BEDROOMS ** UNFURNISHED ** AVAILABLE FROM 5TH JULY** FANTASTIC LOCATION ** AVAILABLE WITH NO DEPOSIT OPTION ****

Description

James Douglas Sales and Lettings is delighted to offer this fantastic 2 bed flat to rent. The property is within very close proximity to Abercynon Train Station, schools, shops and takeaways! The property itself consists of two double bedrooms, a large separate kitchen, lounge & family bathroom The house also benefits from on street parking.

Key Details

Monthly Rent: £750

Deposit: £850

Holding Deposit: £172

EPC Rating: D

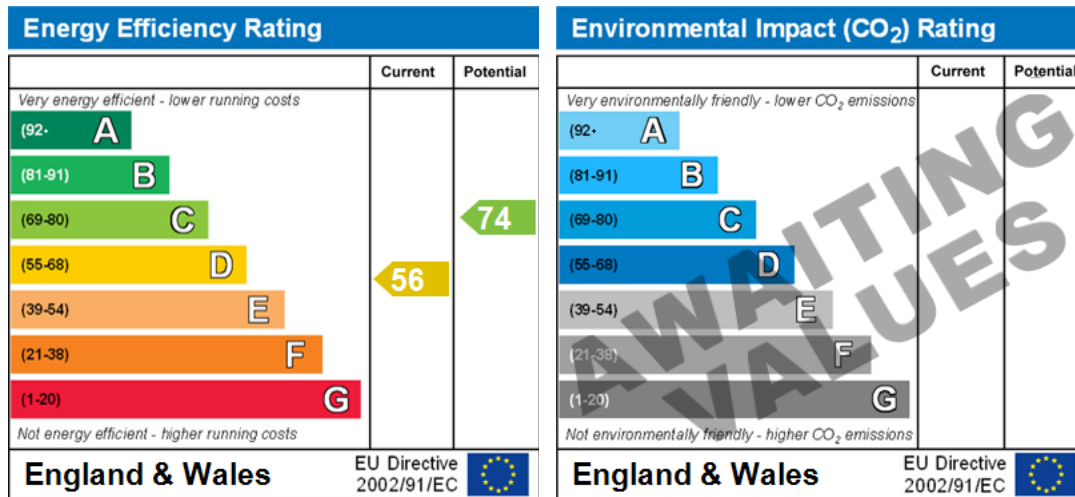
Council Tax Band: A

Building Materials: Brick

Sewerage Supply: Mains sewerage

Broadband Coverage: Openreach 17 Mbps to 58 Mbps

Mobile Coverage: Limited Voice and Data on EE, Limited Data on Vodafone, no Signal on 3, no other issues known



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.