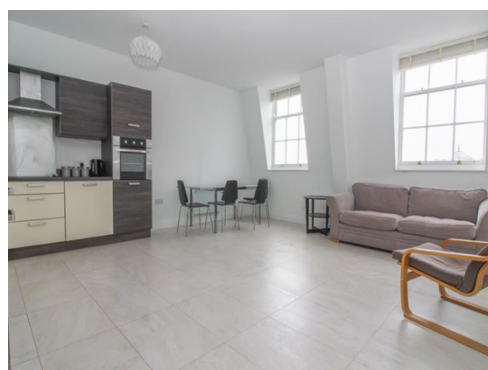




Empire House , Cardiff Bay , CF10 5LR

£1,375 pcm | Available 09 August 2024 | 2 bedroom



- **Furnished**
- **Parking available**
- **On Street Parking**
- **On Site Concierge**
- **duplex**
- **Modern Throughout**
- **On site Gym**
- **EPC Rating C**

****AVAILABLE 9TH AUGUST** TWO BEDROOM APARTMENT IN CARDIFF BAY** FURNISHED** AVAILABLE WITH NO DEPOSIT OPTION****

James Douglas are delighted to offer this two bedroom apartment located in the architecture led area of Mount Stuart Square. The property is offered furnished to a high standard and features 2 double bedrooms, a modern bathroom and a large open plan kitchen/living room with tiled flooring. Furthermore, the building offers private, secure off-road parking and a Gym and conference room facilities. The property also offers easy routes in and out of Cardiff Bay with easy access to the M4 motorway and City Centre and is close by to Mermaid Quay shopping and restaurant complex.

Key Details

Monthly Rent: £1,375

Deposit: £1,475

Holding Deposit: £316

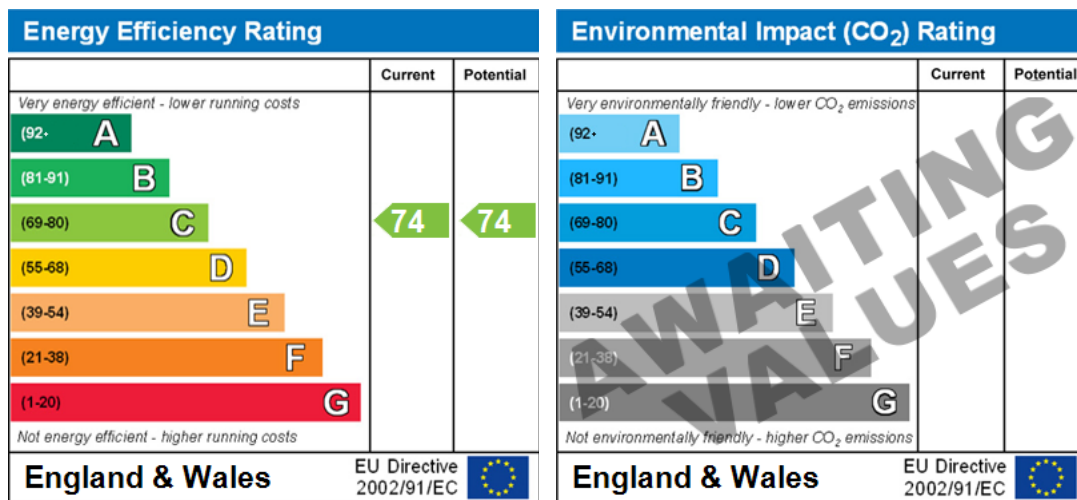
EPC Rating: <https://find-energy-certificate.service.gov.uk/energy-certificate/9408-6079-7207-1134-9994>

Council Tax Band: <https://www.gov.uk/council-tax-bands>

Building Materials: Brick

Sewerage Supply: Dwr Cymru (Welsh Water)

Broadband Coverage: Highest available download speeds from Ofcom - 9mbps



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.