

# My Student Living

## TO LET

Kingsland Terrace , Treforest, Pontypridd, CF37 1RX

£1,300 pcm | Available Now | 4 bedroom



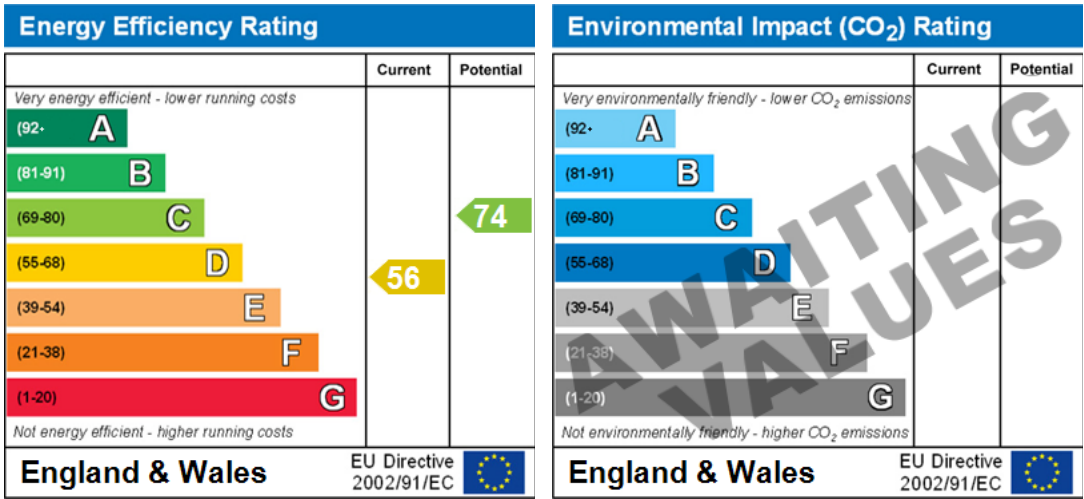
- Furnished
- 
- EPC Rating D

**\*\* FOUR BEDROOM STUDENT HOUSE \*\* AVAILABLE FROM JULY \*\* FURNISHED \*\* GREAT LOCATION \*\***

James Douglas/My Student Living are delighted to offer this fantastic NUMBER OF BEDROOMS AND PROPERTY TYPE (terrace/semi/flat etc) to rent. INSERT SENTENCE ABOUT LOCATION - (EXAMPLE - THE PROPERTY IS IN A FANTASTIC LOCATION, CLOSE TO PLENTY OF LOCAL AMENITIES AND A SHORT WALK FROM CATHAYS TRAIN STATION). The property itself consists of LIST ALL ROOMS IN THE PROPERTY. The HOUSE/FLAT also benefits from a INSERT GARDEN DETAILS (if applicable) and INSERT PARKING DETAILS - IF NONE STATE ON STREET PARKING.

**Key Details**

Monthly Rent: £1,300.00  
Deposit: £1,400.00  
Holding Deposit: £298.00  
EPC Rating: D  
Council Tax Band: C  
Building Materials: Brick  
Sewerage Supply: MAINS  
Broadband Coverage(Internet is NOT included unless otherwise stated in the description) Up tp 100mbps upload speed  
Mobile Coverage: No known issues  
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 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.**