



Marlborough Road , Penylan, Cardiff, CF23 5BT
£725 pcm | Available 16 September 2024 | 1 bedroom



- Furnished
-
- EPC Rating
[[EPCImages.EERImage.CurrentAsLetter]]

****STUDIO APARTMENT**HOUSE SHARE**FANTASTIC LOCATION**AVAILABLE 16TH SEPTEMBER**AVAILABLE WITH NO DEPOSIT OPTION****

James Douglas Sales and Lettings are delighted to offer this cosy and conveniently located studio apartment with its own kitchen, separate utility and shared bathroom. A modern property with carpet and vinyl flooring throughout. This property is situated on the ground floor and is perfect for young professionals. The property is situated on Marlborough Road, Roath and is just a stones throw from the popular Wellfield Road, with excellent transport links and local amenities. GAS AND WATER ARE INCLUDED IN THE RENT. Electric is on a coin meter.

Monthly Rent: £725

Deposit: £825

Holding Deposit: £166

EPC Rating: https: D

Council Tax Band: A

Building Materials: Brick

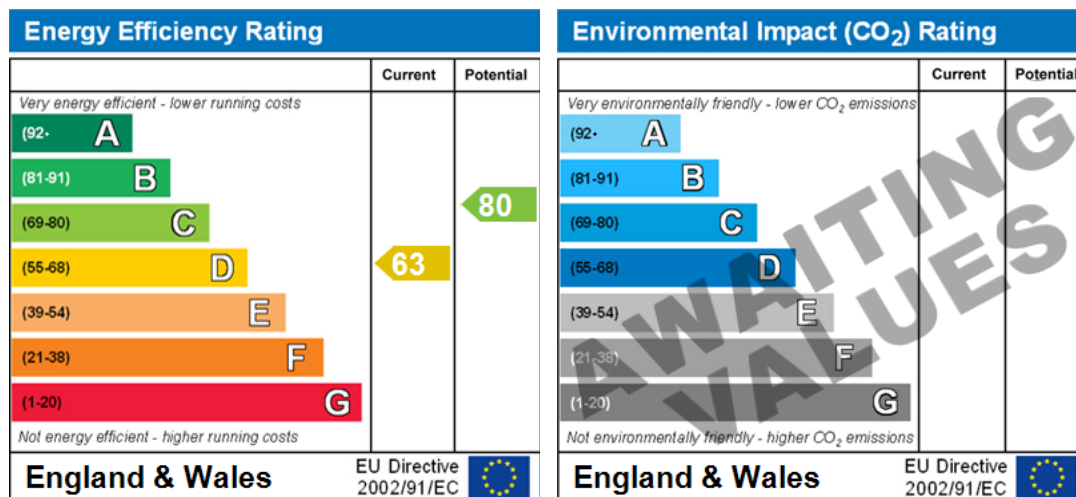
Sewerage Supply: MAINS

Broadband Coverage: Up to 29mbps

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask agent



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.