



Atlas Road , Cardiff, CF5 1PL
£2,100 pcm | Available 14 June 2024 | 4 bedroom



- **Furnished**
- **Beautifully Presented**
- **On Street Parking**
- **Two Bathrooms**
- **Large kitchen**
- **Close to City Centre**
- **All Double Bedrooms**
- **EPC Rating D**

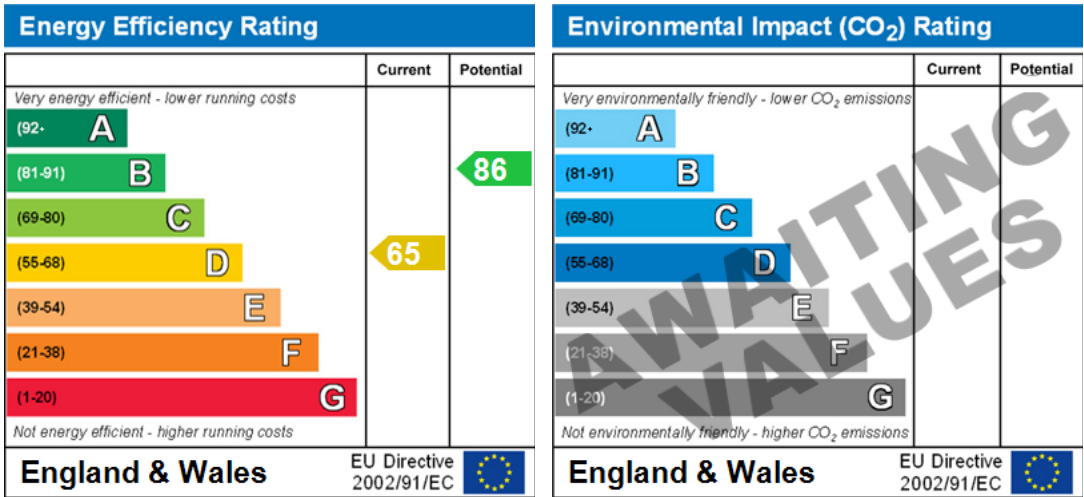
**** FOUR BEDROOMS ** FURNISHED **AVAILABLE FROM 14TH JUNE ** CLOSE TO CITY CENTRE ** AVAILABLE WITH NO DEPOSIT OPTION****

Description

James Douglas is delighted to offer this fantastic 4 bed house to rent. The property is located in the heart of Canton, just a few minutes walk from the abundance of shops on Cowbridge Road and a short walk into the City Centre. The property itself consists of 4 large bedrooms with a 5th room ideally suited to an office or study, 2 luxuriously tiled bathrooms with an additional downstairs WC. The property also contains a large living room with a separate spacious kitchen fitted with a washing machine, tumble dryer, fridge freezer, and a large oven/hob. The house also benefits from a rear garden and on street parking.

Key Details

Monthly Rent: £2,100
Deposit: £2,200
Holding Deposit: £482
EPC Rating: D
Council Tax Band: D
Building Materials: Brick



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.