



**Penarth Road , Grangetown, Cardiff, CF11 6FS**  
**£705 pcm | Available Now | 1 bedroom**



- **Furnished**
- **One Bedroom Apartment**
- **Close to City Centre**
- **On Street Parking**
- **Close to local amenities**
- **EPC Rating G**

**\*\* ONE BEDROOMS \*\* FURNISHED \*\*AVAILABLE NOW\*\* FANTASTIC LOCATION \*\***

## Description

James Douglas are delighted to offer this fantastic one bedroom ground floor flat to rent. The property is in a great location and is within walking distance of Cardiff City Centre, Grangetown train station and several amenities. The property itself consists of an open plan kitchen and living room, a spacious double bedroom and bathroom with a shower. The flat also benefits from on street parking.

## Key Details

Monthly Rent: £705.00

Deposit: £805.00

Holding Deposit: £162.00

EPC Rating: E

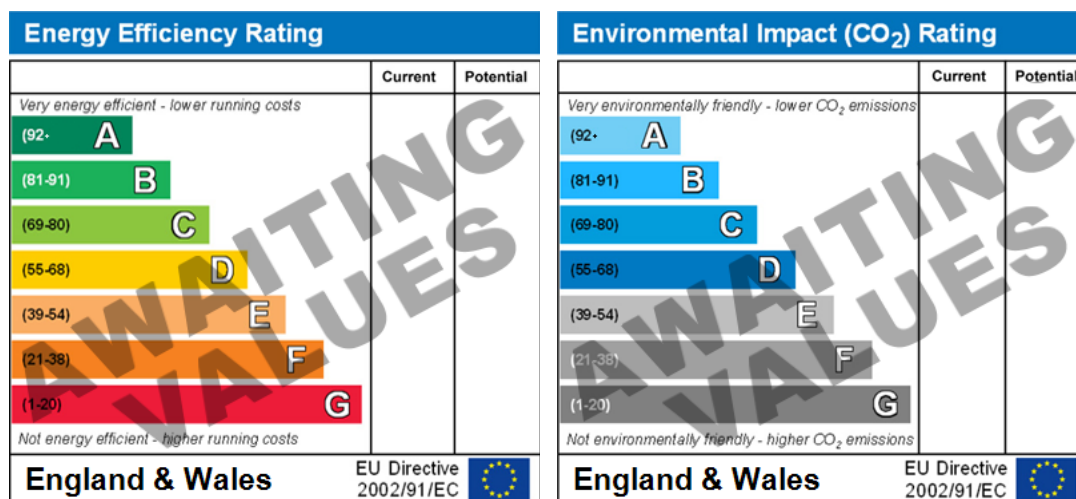
Council Tax Band: B

Building Materials: Brick

Sewerage Supply: Mains

Broadband Coverage: Virgin Media, openreach - 8 Mbps to 1000Mbps

Mobile Coverage: No known issues



### 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.**