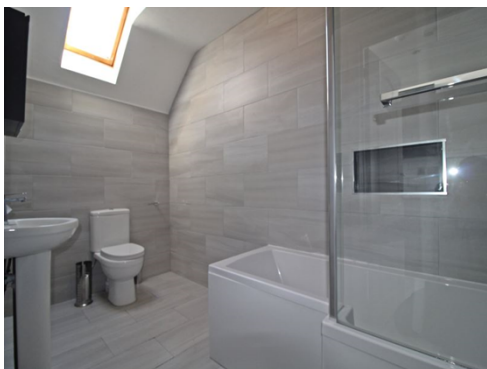
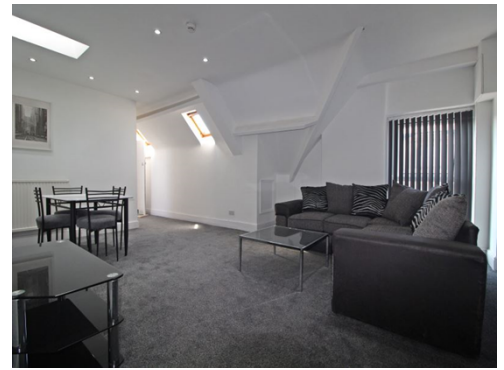




Richmond road , Roath, Cardiff , CF24 3BX  
£1,200 pcm | Available 01 July 2025 | 2 bedroom



- Furnished
- Fully Furnished
- High standard
- Large Bedrooms
- Roof Top Balcony
- Close to local amenities
- Close to City Centre
- EPC Rating  
[[EPCImages.EERImage.CurrentAsLetter]]

**\*\* TWO BEDROOMS \*\* FURNISHED \*\* AVAILABLE FROM 1ST OF JULY\*\* FANTASTIC LOCATION \*\***

James Douglas Sales and Lettings is delighted to offer this fantastic 2 bed flat to rent. The flat is set in the bustling area of Roath, close to both the city centre and transport links, as well as Roath park. The property itself consists of a large living area, separate fitted kitchen, bathroom featuring a double length shower. The flat also benefits from a lovely communal roof terrace with artificial grass and on street parking.

#### Key Details

Monthly Rent: £1200.00

Deposit: £1300.00

Holding Deposit: £275.00

EPC Rating: D

Council Tax Band: C

Building Materials: Brick

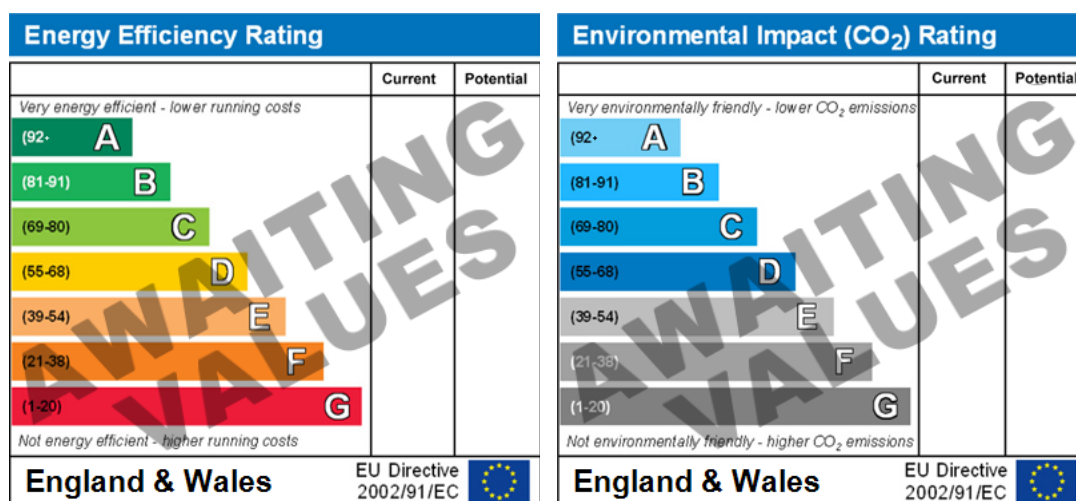
Sewerage Supply: Mains sewerage

Broadband Coverage: Virgin Media, Openreach 2 Mbps to 1000 Mbps

Mobile Coverage: Issues with 3 Voice and Data, Issues with O2 Data, Issues with Vodafone Data, no other issues

Utility Supplies: Electrical supply and gas central heating

Water Supply: No Water meter



#### 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.**