

# My Student Living

## TO LET

Brook Street , Treforest, Pontypridd, CF37 1TW

£315 pcm | Available Now | 1 bedroom



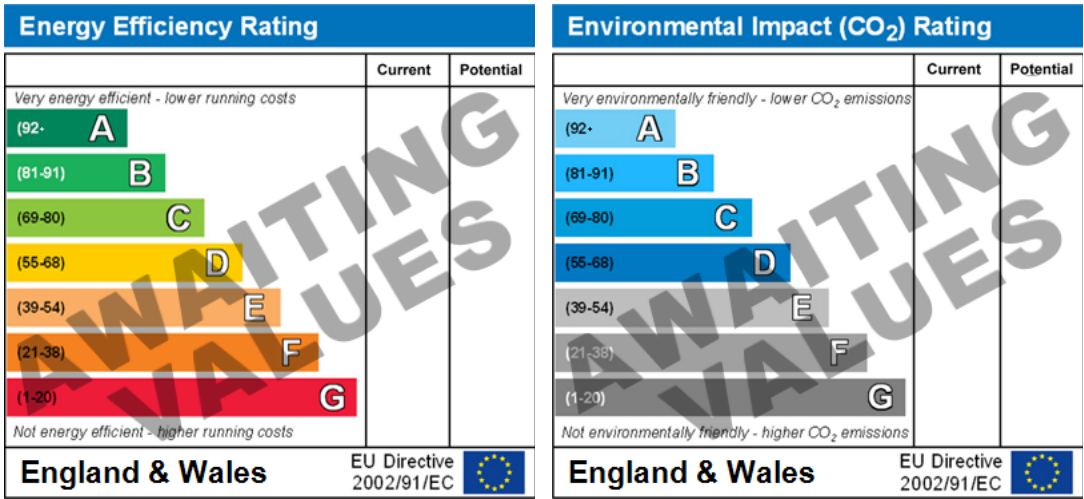
- Furnished
- Fully Furnished
- Great Location
- Double Bedroom
- Enclosed Rear Garden
- EPC Rating G

**\*\* AVAILABLE FOR THE 2024/2025 ACADEMIC YEAR \*\* DOUBLE STUDENT ROOM \*\* AVAILABLE NOW \*\* FURNISHED \*\* GREAT LOCATION \*\***

My Student Living are delighted to offer this double room in a shared student house in Treforest. The property is in a fantastic location being only a few minutes walk from the University campus. The property is shared with four other bedrooms all currently occupied by students. The house has a shared kitchen, separate lounge area along with two bathrooms and also has a well sized enclosed rear garden. On street parking available.

Key Details

- Monthly Rent: £315
- Deposit - £415
- Holding Deposit - £72
- EPC - D
- Council Tax Band: B
- Building Materials: Unknown
- Sewerage Supply: Mains Sewerage
- Broadband Coverage: Virgin Media & Openreach - Standard to Ultrafast speeds available
- Mobile Coverage: No know 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.**