

# My Student Living

## TO LET

Queen Street , Treforest, Pontypridd, CF37 1RW  
£1,575 pcm | Available 28 September 2024 | 5 bedroom



- Furnished
- Beautifully Presented
- Five Double Bedrooms
- Two Bathrooms
- Fantastic Location
- Fully Furnished
- Modern Throughout
- EPC Rating G

**\*\* AVAILABLE FROM THE END OF SEPTEMBER FOR THE 2024/2025 ACADEMIC YEAR\*\* 5 BEDROOM STUDENT HOUSE \*\*  
FULLY FURNISHED \*\* GREAT LOCATION\*\* RECENTLY REFURBISHED\*\***

My Student Living are delighted to offer this newly refurbished five double bedroom student house in Treforest. The property is in a fantastic location being only a few minutes walk from the University campus. The house comes fully furnished and consists of shared large lounge, generous size kitchen and two modern bathrooms, the property also benefits from enclosed rear garden. On street parking available.

### Key Details

Monthly Rent: £1,575

Deposit - £1,675

Holding Deposit - £362

EPC - E

Council Tax Band: C

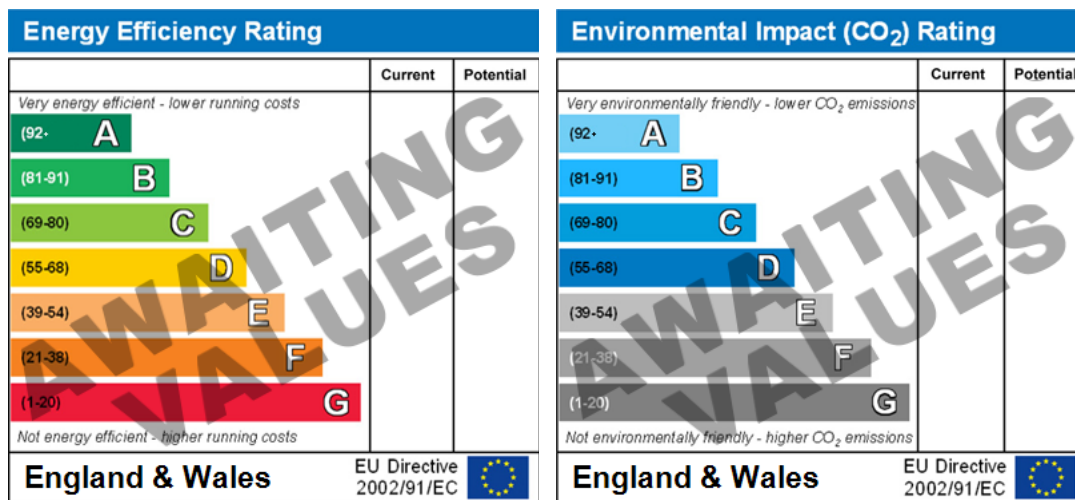
Building Materials: Unknown

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.**