

# My Student Living

## TO LET

Stow Hill , Treforest, Pontpridd, CF37 1RZ

£335 pcm | Available 01 September 2024 | 1 bedroom



- Furnished
- House share
- WiFi Included
- Great Location
- Fully Furnished
- EPC Rating G

**\*\* AVAILABLE FROM SEPTEMBER FOR THE 2024/2025 ACADEMIC YEAR \*\* STUDENT ROOM \*\* STUDENT HOUSE\*\* FULLY FURNISHED \*\* BROADBAND & WATER INCLUDED \*\***

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 three other bedrooms all currently occupied by students. The house has a shared large lounge, generous size kitchen and bathroom, the property also benefits from enclosed rear garden. On street parking available.

### Key Details

Monthly Rent: £335

Deposit - £435

Holding Deposit - £79

EPC - D

Council Tax Band: C

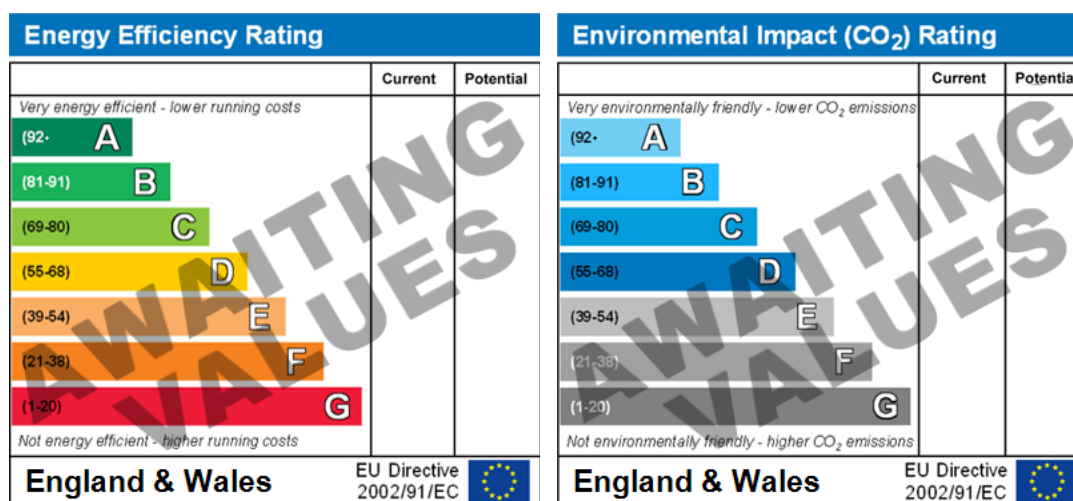
Building Materials: Unknown

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.**