

# My Student Living

## TO LET

New Park Terrace , Treforest, Pontypridd, Rhondda Cynon Taf, CF37

1TH

6425 sqm | Available 02 July 2024 | 1 bedroom

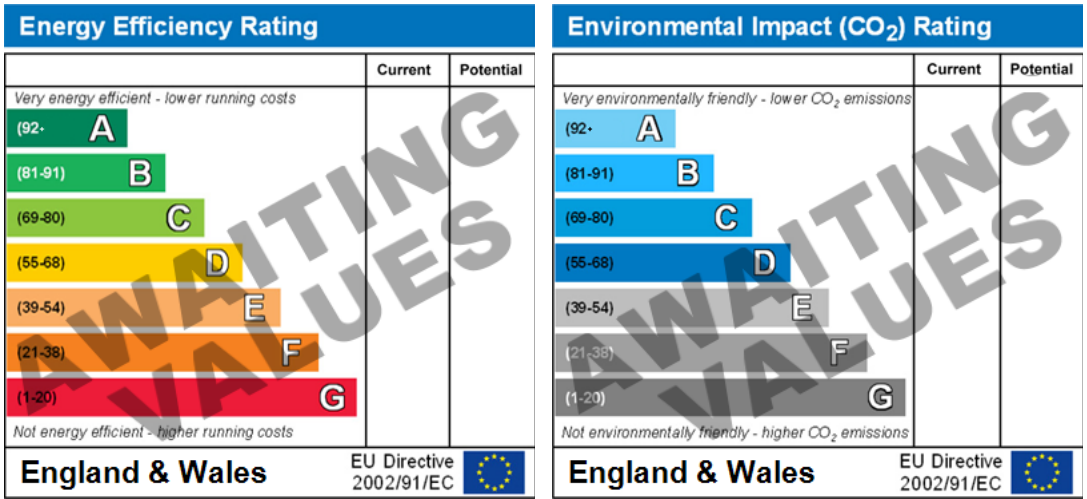


- Furnished
- Student House Share
- Fantastic Location
- Fully Furnished
- Off-Road Parking for Multiple Vehicles
- EPC Rating G

My Student Living are delighted to offer this fantastic double en-suite bedroom in a shared house to rent. One of the closest houses to the Treforest campus, This 5 bedroom house share is within a 1-minute walk to the University and Treforest railway station and is in an ideal location for studying or commuting. The property itself consists of 5 bedrooms, a spacious living area and kitchen. The room also benefits from 2 off-road parking spaces.

Key Details

- Monthly Rent: £425
- Deposit: £525
- Holding Deposit: £98
- EPC Rating: E
- Council Tax Band: D
- Building Materials: Brick
- Sewerage Supply: Mains Sewerage
- Broadband Coverage: Openreach or Virgin Media 8 Mbps to 1000 Mbps
- Mobile Coverage: No known issues
- Utility Supplies: Electrical supply only
- Water Supply: No Water meter
- Parking Status: Off street parking
- Restrictions - No known restrictions & rights



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.