



**Adventurers Quay , Cardiff, CF10 4NP**  
**£1,250 pcm | Available 29 August 2025 | 2 bedroom**



- **Furnished**
- **Allocated Parking**
- **Two Bedrooms**
- **Fully Furnished**
- **Fantastic Location**
- **EPC Rating G**

**\*\*AVAILABLE 29TH AUGUST\*\*FURNISHED\*\*TWO BEDROOM FLAT\*\*ALLOCATED PARKING\*\***

James Douglas are delighted to offer this lovely fully furnished two bedroom flat in Adventurers Quay. The property is in a gated community, located on the third floor of the block and is accessible by lift or stairs.

The property comprises of a large living room, fitted kitchen, family bathroom with a bath, one large single bedroom, and a master bedroom with an en-suite shower room.

Rent - £1,250.00

Deposit - £1,350.0

Holding Deposit - £287.00

Council Tax Band - E

EPC - C

Building Materials: Brick

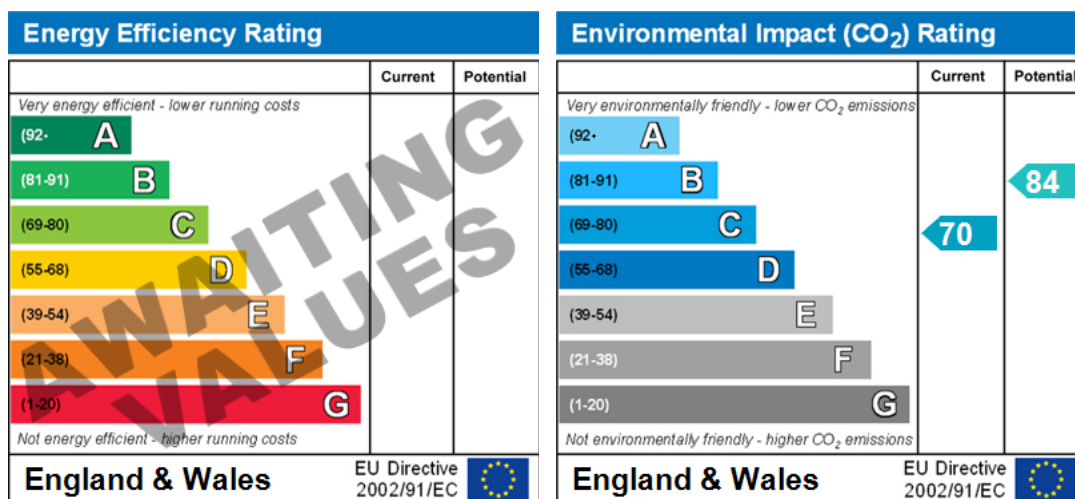
Sewerage Supply: Welsh Water

Broadband Coverage: Up to 80mbps

Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: Ask agent



#### 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.