James Douglas
SALES AND LETTINGS

TO LET

Margaret Street , Mountain Ash, CF45 4RB
£775 pcm | Available Now | 2 bedroom













- Unfurnished
- Large kitchen
- Two Double Bedrooms
- Fantastic Location
- Close to local amenities
- EPC Rating D

James Douglas Sales & Lettings, 1 Church St, , , CF37 2TH
01443 485000

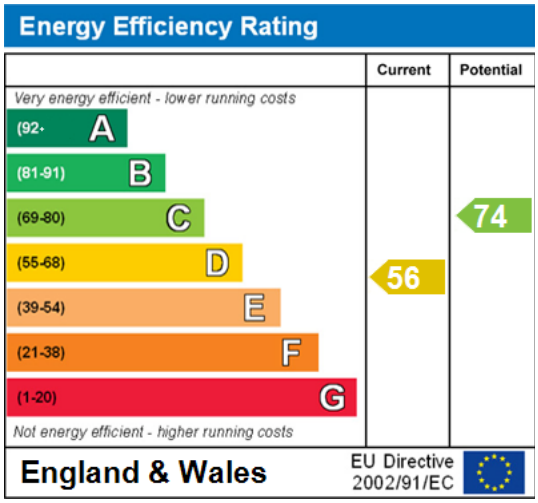
** TWO BEDROOM FLAT ** UNFURNISHED ** AVAILABLE FROM 5TH OF SEPTEMBER ** FANTASTIC LOCATION ** AVAILABLE WITH NO DEPOSIT OPTION **

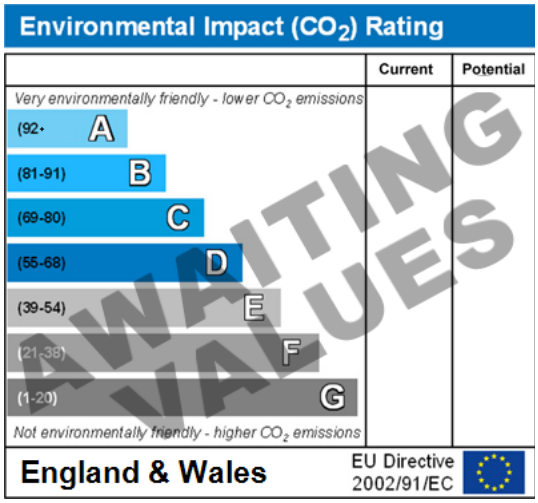
Description

James Douglas Sales and Lettings is delighted to offer this fantastic 2 bedroom flat to rent. The property is within very close proximity to Abercynon Train Station, schools, shops and takeaways. The property itself consists of two double bedrooms, a large separate kitchen, lounge & family bathroom. The house also benefits from on street parking.

Key Details

Monthly Rent: £775
Deposit: £875
Holding Deposit: £178
EPC Rating: D
Council Tax Band: A
Building Materials: Brick
Sewerage Supply: Mains sewerage
Broadband Coverage: Openreach 17 Mbps to 58 Mbps
Mobile Coverage: Limited Voice and Data on EE, Limited Data on Vodafone, no Signal on 3, no other issues known





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.