

## Albany Road, Cardiff CF24 3NY

Property Ref. IW2404E



### 1 BEDROOM FLAT

**\*\* A SUPERIOR ONE BEDROOM FLAT IN ROATH \*\*** Available from 12 July 2019 is this stunning first floor flat with lounge including Juliet balcony, kitchen, bedroom, and shower room. No DSS.

**£500 Per Calendar Month**

LET AGREED

**Description:**

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|                       |               |
|-----------------------|---------------|
| <b>Bedrooms:</b>      | 1             |
| <b>Property Type:</b> | Flat          |
| <b>New Build:</b>     | No            |
| <b>Furnishing:</b>    | Unfurnished   |
| <b>Letting Type:</b>  | Not Specified |
| <b>Council Tax:</b>   | BAND          |

## **Tenancy Information:**

### **PERMITTED PAYMENTS**

As well as paying the Rent and Security Deposit, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Ian Walters Property Letting & Management "the Agent"):

- \* Holding Deposit - 1 week's rent

During the tenancy (payable to the Agent):

- \* Payment for the late payment of rent
- \* Payment for a breach of the tenancy agreement

During the tenancy (payable to the provider) 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.

### **TENANT PROTECTION**

Ian Walters Property Letting & Management holds Client Money Protection Insurance with Lonsdale Insurance Brokers, and is also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the Agent's website or by contacting the Agent directly.