

## Coed Edeyrn, Cardiff CF23 9JZ

Property Ref. IW7160D



### 1 BEDROOM FLAT

**\*\* A SUPERIOR RECENTLY REFURBISHED ONE BEDROOM FLAT \*\*** Available from 25 October 2023 is this stunning flat which has been presented to a very high standard. With modern kitchen, spacious lounge, double bedroom with fitted wardrobe, and bathroom. Suit professionals.

**£695 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.