

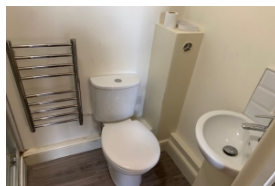
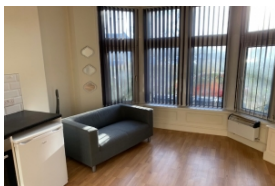


**IAN WALTERS**  
PROPERTY LETTING & MANAGEMENT

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29 The Landings, Penarth Marina, CF64 1SR

## **Albany Road, Cardiff CF24 3NY**

Property Ref. IW9132X



### **1 BEDROOM FLAT**

**\*\* A RECENTLY REFURBISHED ONE BEDROOM FLAT IN ROATH \*\*** Available immediately is this ground floor property presented in great condition. With lounge/kitchen, double bedroom, shower room and access to rear garden. Suit professionals.

**£525 Per Calendar Month**

**LET AGREED**

**Description:**

**\*\* A RECENTLY REFURBISHED ONE BEDROOM FLAT IN ROATH \*\*** Available immediately is this ground floor property presented in great condition. With lounge/kitchen, double bedroom, shower room and access to rear garden. Suit professionals.

<b>Bedrooms:</b>	1
<b>Property Type:</b>	Flat
<b>New Build:</b>	No
<b>Furnishing:</b>	Part Furnished
<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.