IAN WALTERS
PROPERTY LETTING & MANAGEMENT

T: 02920 710 788
E: info@ian-walters.co.uk
29 The Landings, Penarth Marina, CF64 1SR

Penylan Road, Cardiff CF24 3PF

Property Ref. IW8865D

2 BEDROOM APARTMENT

** A TWO DOUBLE BEDROOM APARTMENT IN ROATH ** Available immediately and newly redecorated throughout is this spacious property in a great location. Comprising of lounge/kitchen, two double bedrooms and shower room. EPC D.

£1100 Per Calendar Month

LET AGREED

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Description:

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Bedrooms:	2
Bathrooms:	1
Reception Rooms:	1
Property Type:	Apartment
New Build:	No
Parking:	On Street
Council Tax:	Band TBC
Furnishing:	Fully Furnished
Letting Type:	Not Specified
Minimum Term:	12 months
Deposit:	£1200

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Tenancy Information:

PERMITTED PAYMENTS AND TENANT PROTECTION INFORMATION

For properties in Wales, the Renting Homes (Fees etc.) (Wales) Act 2019 means that in addition to rent, lettings agents can only charge tenants the following permitted payments:

* Holding deposits (a maximum of 1 week's rent);
* Security deposits;
* Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services "telephone, internet, cable/satellite television), TV licence;
* Council tax (payable to the billing authority);
* Payments for the late payment of rent (where required under the tenancy agreement);
* A breach of a term of the contract (where required under the tenancy agreement); and
* Any other permitted payments under the Renting Homes (Fees etc.) (Wales) Act and regulations applicable at the relevant time.

Rental payments overdue by more than seven days will be subject to interest at the rate of 3% over the Bank of England base rate, calculated from the date the payment was due, up until the date payment is received.

The actual costs, reasonably incurred, of changing, adding or removing any lock or replacing any keys or security devices arising if it is the contract-holders fault, or the fault of an invitee of the contract-holder that such action is required. The actual costs incurred by the landlord, such as a contractor invoice which will be evidenced and proposed as a charge to you.

On being given at least 24 hours notice, the contract-holder must allow the principal contact or others, access for any other reasonable purpose for the general management of the building. The contract-holder must afford all reasonable facilities for executing any works or repairs which the landlord is entitled to execute. Any breach of this may result in the contract-holder being liable for any costs or losses (including potential costs or losses) as a result. Those costs or losses include (but are not limited to) potential rent loss and contractor call-out fees which the landlord may not otherwise have been liable for. Only the actual costs incurred by the landlord, such as a contractor invoice which will be evidenced and proposed as a charge to you.

The contract-holder will undertake promptly any repairs for which the contract-holder is liable following any notice being served by the principal contact and if the contract-holder does not carry out the repairs the principal contact may, after correct written notice, enter the dwelling, with or without others, to effect those repairs and the contract-holder will pay on demand the actual costs, reasonably incurred, involved. Only the actual costs incurred by the landlord, such as a contractor invoice which will be evidenced and proposed as a charge to you.

The landlord will not charge a fee for providing a written statement within 14 days of the commencement of the Occupation contract. If the contract-holder requests a further written statement after this date the landlord may charge a reasonable fee for providing a further written statement.

TENANT PROTECTION

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We are member of the Property Ombudsman redress scheme. They can be contacted as follows:
The Property Ombudsman
Milford House
43-55 Milford Street
Salisbury
Wiltshire
SP1 2BP

We have Client Money Protection Insurance held with Mint Insurance Brokers. They can be contacted as follows:
Mint Insurance Brokers
10th Floor,
2 Minster Court,
London
EC3R 7BB

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