



Marlborough Road

ROATH
CARDIFF
CF23 5BX

Rent: £840 pcm

1 bedroom Flat / Apartment available 24 May
2024

Holding Deposit and Permitted Payments

More Apply



- * Furnished
- * Central Heating
- * Electric Heating
- * Fridge Freezer

- * Double Glazed
- * Washing Machine
- * Central Heating

Situation

Available 24th of May 2024 Modern 1st floor front one bedroom apartment. Offering an open plan living room and fitted kitchen, bedroom and shower room. Great location to all the amenities of Albany Road and easy access to the city centre. Gas central heating is included in the rent, additional wall mounted electric heaters are also supplied . Viewing is highly recommended. You will need to be earning at least £26k per annum and YOU MUST HAVE a UK based, working guarantor. To register your interest in this property please use the Rightmove 'Request Details' function. Council Tax Band - C

Living Room

All measurements are approximate.

Further Information

The deposit required is £1,050

The landlord has requested to include The central heating is controlled with a timer. Tenant does not have access to the boiler. If additional heating is required, electric heating is available. Electric heating is not inclusive to the rent. The Gas central heating is set on a timer and will be available for two hours in the morning and will also be on in the evening. (This is inclusive in the rent) Electric wall mounted heaters are also supplied for back up heating (these are not inclusive) , No smoking in the property.

The landlord is willing to rent this home to Employed

The landlord is willing to rent the property for a minimum of 12 Months and a maximum of 12 Months

Accommodation

Bathroom

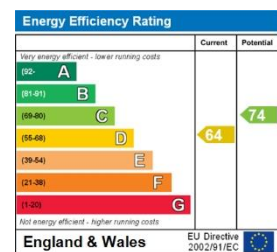
Bedroom

Hall

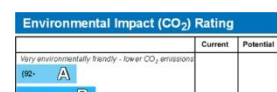
Kitchen

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Property Ref: inst-18888

Creation Date: 10/04/2024

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Pinnacle Property (Cardiff) Ltd, 2024. Pinnacle Property (Cardiff) Ltd Registered in England and Wales No. 3355056