



## Features

## Description

### ROOM IN FLATSHARE!

This modern five-bedroom property is ideally located on Marlborough Road, Cathays within walking distance of Cardiff University, City centre, and local amenities and bus routes , making the property ideal for students or professionals.

The property is split over 2 floors, comprising of five double bedrooms fully furnished with bed, desk and wardrobes, as well as an extra study room, a fully tiled bathroom, with bath and shower facilities, a second shower room and a spacious open plan kitchen and living area.

Please note this property does not include bills and you are expected to work with the current tenants to reach an agreement in regards to contributing towards the bills.

To arrange a viewing please contact The Umbrella Homes on 02920230338

EPC:C

Holding Deposit £100.00

Security Deposit - Subject to referencing.

*A holding fee equivalent to one weeks` rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. The referencing process and occupational contract must be completed and signed within 14 days following the payment.*

*The Umbrella Homes reserves the right to retain this payment should the applicant provide false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the agreement.*