



CORNERSTONE

# 50 Velocity North, 3 City Walk, Leeds, LS11 9BE



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# 50 Velocity North

## £1,200 PCM

Cornerstone are delighted to offer to let and available for a move in now is this spacious, two-bedroom fifth-floor apartment.

This apartment has a large corner balcony with views over Leeds.

This apartment is let part furnished and includes white goods.

The apartment has a sheltered allocated parking space and lift access up to the apartment.

Its location is excellent, being around a five-minute walk from Leeds train station and the heart of the city.

In brief, the property is situated on the fifth floor with lift access. Internally, the apartment boasts a commanding hallway, two large double bedrooms, an en suite bathroom, an apartment bathroom and an amazing open plan living area which comprises the kitchen, dining and sitting area which leads out onto a corner balcony.

### COMMUNAL HALLWAYS

The communal areas and the apartment are entered either from the sheltered car park or the main hallway door. Stairs or a lift give access to the apartment on the fifth floor. The main hallway houses the letter boxes. The communal areas are neutrally decorated.

### THE APARTMENT HALLWAY

You enter the apartment into a commanding hallway which is neutrally decorated with a wood-effect floor. The hallway leads to the principal bedroom with en suite, a second double bedroom, an apartment bathroom and the open plan living area.

### OPEN PLAN KITCHEN, DINING AND SITTING ROOM

An amazing space which comprises a kitchen, dining and sitting area with access out onto a corner balcony. The kitchen area comprises a tiled floor with a wealth of lower and upper level cupboards finished in white with a contrasting worktop. The kitchen utilities comprise an oven, a hob with stainless steel splashback and a stainless steel extractor. An integrated fridge with freezer, an integrated dishwasher and an integrated washer dryer. A stainless sink with a drainer has a window above that has a view out towards the city. A telephone intercom is located in this space, giving remote unlocking for entry through the main doors into the development. The remaining living space is laid to a wood-effect floor, and a large corner window is present with the balcony beyond. The decor is finished in neutral and modern tones with a number of painted feature walls.

### BALCONY

A stunning corner balcony that has a composite floor with steel fabricated railings. This is the perfect spot to relax and watch the world go by.

### PRINCIPAL BEDROOM

A spacious principal bedroom which benefits from a large window. The decor is neutral, and the principal bedroom benefits from its own en suite.

### EN SUITE

A neutrally decorated and predominantly tiled en suite. The en suite comprises a corner shower cubicle, pedestal wash basin with a fixed mirror above, toilet and a white electric towel radiator.

### DOUBLE BEDROOM

A spacious double bedroom that is neutrally decorated and benefits from a large window with a far-reaching view.

### THE APARTMENT BATHROOM

A spacious apartment bathroom, which again is neutrally decorated and predominantly tiled. The apartment's bathroom comprises a bath with a shower over, a pedestal wash basin with a fixed mirror above, toilet, and a white electric towel radiator.

### THE GROUNDS

Entering the grounds by vehicle, you pass through an electric barrier into a blocked paved car park, which leads to a sheltered parking area where this apartment's allocated space is situated. The grounds of Velocity North have ample green areas with planted trees and rockeries.

### IMPORTANT INFORMATION

PLEASE NOTE

NO PETS

NO SMOKING/NO VAPING IN THE DEVELOPMENT.

BOND £1,300.00

HOLDING DEPOSIT £275.00

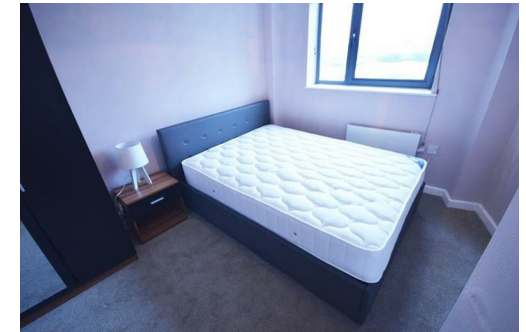
Council Tax Band D.

Available Now & Part Furnished.

To apply for this property, each prospective tenant (and any guarantor, if required) must complete an application form. Once we have assessed your application and deem it likely to meet the requirements of our formal referencing process, and the landlord confirms they are happy to proceed based on the agreed terms, we will request a holding deposit to reserve the property and remove it from the market.

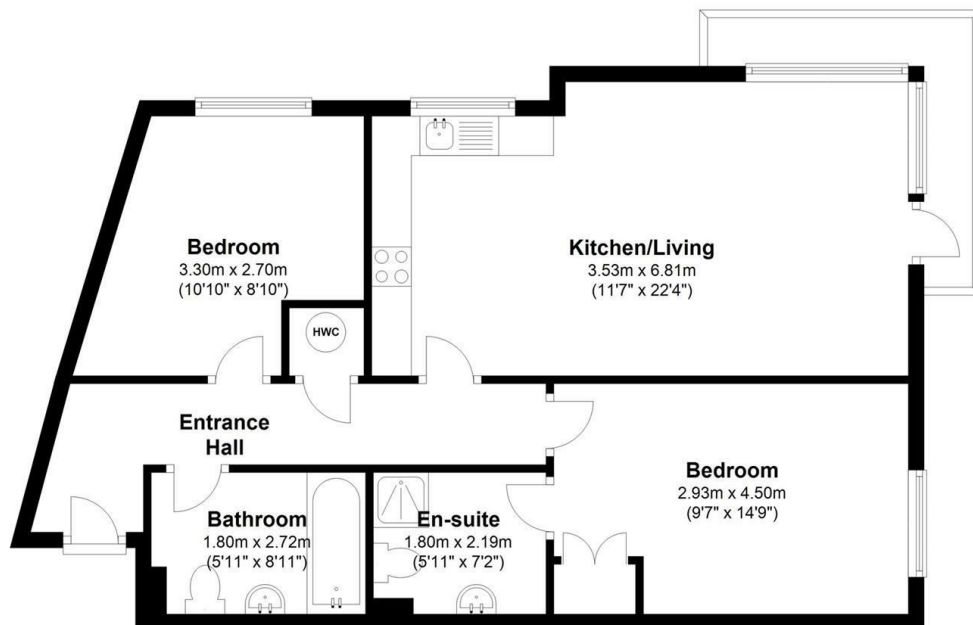
The holding deposit is the equivalent of one week's rent and will be deducted from your first month's rent or tenancy deposit upon successful completion of referencing and agreement of tenancy terms. By paying the holding deposit, you are confirming your intention to proceed with the tenancy under the terms discussed.

If false or misleading information is provided, relevant information is withheld, or you fail the Right to Rent check and this results in your application being declined or failing our referencing process, the holding deposit will be



## Floor Plan

Approx. 64.7 sq. metres (696.4 sq. feet)



Total area: approx. 64.7 sq. metres (696.4 sq. feet)

Floor plans are for identification only. All measurements are approximate.  
Plan produced using PlanUp.

retained and not refunded, in accordance with the Tenant Fees Act 2019. If, however, the landlord withdraws the property or decides not to proceed for reasons unrelated to your application, the holding deposit will be refunded in full.

We aim to complete referencing and proceed to a tenancy agreement within 15 calendar days of receiving the holding deposit, unless a different date is agreed.

Client Money Protection Scheme - We are members of 'Client Money Protect' and our membership number is CMP004399.

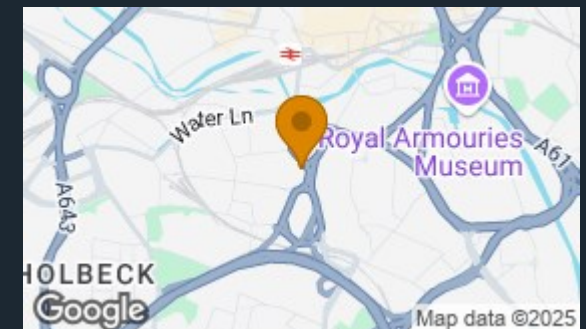
Our Redress Scheme - The Property Ombudsman - Our Agent Number D11805.

Please visit our website - Cornerstone Estate Agents - To View Our Schedule of Fees.

Local Authority  
Leeds City Council

Council Tax Band  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	78	79
EU Directive 2002/91/EC		





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