



Murray View | New Forest Village | LS10 4GD £825 PCM

UNFURNISHED TWO BEDROOM TOP FLOOR APARTMENT | EPC Rating TBC | Council Tax Band B | No smoking | No Deposit Scheme
Offered/Reposit | Deposit £951 | Minimum 12 months tenancy | Broadband FTTC | All main utilities | Water meter | Mobile Coverage "Likely"
all network providers inside & out according to Ofcom | Available Mid July

Emsleys | estate agents



TOP FLOOR MODERN APARTMENT. TWO BEDROOMS. UNFURNISHED. ONE ALLOCATED PARKING SPACE. NEWLY DECORATED

This unfurnished top floor apartment is situated in the popular New Forest Village development. The apartment has neutral décor throughout and features; double-glazed windows, electric heating, entry system and allocated parking. The apartment comprises of an open-plan lounge/dining area and a separate kitchen area. The kitchen has modern wall and base level units, tiled splashbacks and integrated appliances of; electric hob, electric double oven, washing machine, dishwasher and fridge/freezer. There are two bedrooms; one double and one single and a bathroom comprising of a white three piece suite with shower over the bath. To the outside there are communal gardens and an allocated parking for one vehicle with visitor spaces.

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 Read Book A Viewing.



Communal Hallway

The communal hallway is entered by the block entrance and stairs lead to the top floor.

Lounge

Open-plan lounge/dining room with neutral décor, being fully carpeted and having a Juliet balcony.

Kitchen

Being off the lounge, this modern kitchen has wall and base level units, vinyl flooring, tiled splashbacks. Appliances consist of; an integrated double electric oven, electric hob with an extractor above, fridge/freezer, dishwasher and a washing machine.

Bathroom

Modern white bathroom suite with a shower over the bath, wash hand basin, a low level toilet and a tiled splashback.

The hot water is heated from a pressured hot water tank.

Bedroom One

Double bedroom, decorated in neutral colours and fully carpeted.

Bedroom Two

Single bedroom, decorated in neutral colours and fully carpeted.

Exterior

To the exterior is an allocated parking bay with visitors parking and a communal bin store.

A permit is required for each resident by the block management company, which will be given upon signing a tenancy agreement.

Directions

From our Rothwell office, leave Rothwell onto Leadwell Lane and turn right onto A61 Leeds Road. Turn left onto Sharpe Lane and continue until the next roundabout on Middleton Road, take a left at the roundabout and continue along Middleton Road. At the next round about take a left going past the St Georges Medical Centre. The apartment is located on the left hand side indicated by a To Let board.

Tenant Information

Tenant charges as per the Tenant Fees Act 2019

- Rent – as set out in the tenancy
- Tenancy deposit – equivalent of 5 weeks' rent or use of Deposit scheme if offered by your landlord (and you have met the eligibility criteria for Reposit).
- Reservation monies – equivalent to one week's rent.



- Payment in the event of a default – such as loss of keys, security device, alarms etc. The tenant will pay the cost of replacement keys or devices including any associated contractor bills and £30 (including VAT) for administration.
- Payment on variation, assignment or novation of a tenancy – £50 (including VAT) per change. For example; change of name such as marriage, divorce or transgender; change of the rent due date; inclusion or exclusion of pets; change for permitted occupiers.
- Payment on early termination of the tenancy – cost of landlord's reasonable fee to remarket, plus a £50 administration fee for the Deed of Surrender.
- Payment for Council Tax to the end date of your tenancy.
- Payment for utilities – such as gas, electricity, water, LPG or oil.
- Payment for a television licence.
- Payment for communication services.
- Charges for non-assured short hold tenants and licences (contractual agreements).
- Reference fee – £150 (including VAT) per tenancy.
- Right to Rent check (for permitted occupiers) – £50 per occupier. All other charges listed above also apply.
- Referencing on vacation of a property – should a reference be requested from Emsleys Estate Agents' Lettings and Property Management service from a referencing agency or other body, a charge of £50 (including VAT) per tenant will be required in exchange for a reference. We will require proof of a tenant's consent to supply a reference.

Book A Viewing

If you wish to view the property, please use the link below and complete the application form: <https://www.emsleysstateagents.co.uk/renting/viewing-application-form/>

- If a viewing is arranged, we are still mindful of Covid-19 and would ask that you kindly cancel a viewing if you are unwell.
- If you like the property and wish to rent it, we will ask that you confirm this to us by email.
- We will inform the landlord of your wish to let the property.
- If agreed, we will send you confirmation information by email.
- Once you have acknowledged all the information, we will ask that a reservation fee be paid. This is equivalent to one week's rent.
- We will ask that you supply your ID to satisfy the Government Right to Rent legislation. Please see the link below:

<https://www.gov.uk/check-tenant-right-to-rent-documents/how-to-check>.

- We will then commence referencing, if required.
- We use an external company to conduct referencing and they will check your credit, income and seek a landlord's reference (if you have rented recently). References will be required for each adult who will be renting /living at the property.
- The information given on your viewing application must be the same as that confirmed by the referencing company. Your reservation fee is at risk if any false information is given or information is omitted from your application form.
- On the conclusion of referencing, we will re confirm a check in date to the property.
- We will send out draft paperwork electronically for you to read.
- You will need to transfer the remaining rent and /or deposit to us on the morning of check in. Bank details will be supplied.
- On the check in day all tenants will need to attend the office to sign and receive paperwork. You will need to bring the originals of your ID for us to view.
- We will hand you the keys to your New Home

No Deposit Scheme/Reposit

Reposit offers a new way of renting without the hassle of a deposit. Tenant's pay a service charge equivalent to just one weeks rent whilst Landlord's will receive 8 weeks protection. Join Reposit today to enjoy faster and cheaper renting! - <https://reposit.co.uk>

*Tenants will remain liable to pay any damages, cleaning, arrears at the end of the tenancy.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

