



2 Riverside Way | | LS1 4EE

£1,600 PCM

FURNISHED EIGHT FLOOR LUXURY TWO BEDROOM APARTMENT | EPC Rating C | Council Tax Band C (Leeds City Council) | No smoking | Deposit £1384 | No Deposit Scheme offered/Reposit | Broadband Standard, Superfast & Ultrafast available as suggested by Ofcom | Mobile Coverage EE, O2, Vodafone "Likely" Indoor. All operators "Likely" Outdoors as suggested by Ofcom | Minimum 12 months term | Parking Space available at £250 per month. | Available beginning October

Emsleys | estate agents



FURNISHED* 8TH FLOOR LUXURY APARTMENT* TWO DOUBLE BEDS* TWO BATHROOMS* VIEWS OVER THE WATERFRONT* WALKING DISTANCE OF LEEDS CITY CENTRE* PARKING SPACE AVAILABLE TO RENT ***

Just a short walk from the train station and the huge array of bars and restaurants Leeds has to offer this fully furnished apartment has a double large south facing balcony overlooking the waterfront. Situated on the 8th floor (lift available) this large and modern apartment has a spacious hallway which leads you to the open plan living area plenty of space for entertaining when guests and family come over. Large windows and patio doors open to a double balcony which flood the apartment with natural light and with views over the waterfront. There is a fully equipped kitchen and laundry room. Two large double bedrooms one with a bank or built in wardrobes and master with a luxury glass shower room. The building has a 24-hour concierge service and underground parking. A parking space is available for an additional rent of £250 per month.

EPC Rating C

Council Tax Band D (Leeds City Council)

No smoking

Deposit £1846

No Deposit Scheme offered/Reposit.

Broadband Standard, Superfast & Ultrafast available as suggested by Ofcom.

Mobile Coverage O2 & Vodafone "Likely" Indoor. All operators "Likely" Outdoors as suggested by Ofcom.

Minimum 12 months term

Available beginning October

Read BOOK A VIEWING.

Communal

From the communal entrance, walk past the internal letterbox and catch the lift to the 8th floor.

Follow the communal hallway to no 144.

For the tenant's peace of mind there is also a 24-hour concierge for the building.

Hallway

The apartment has a large open hallway with neutral decor with wood laminate flooring and door to:

Laundry Room

The washer/dryer is housed in its own laundry cupboard.

Bathroom 1.52m x 0.61m (max) (5'48" x 2'17" (max))

The main bathroom is extensively tiled and has a white bathroom suite with a wash-hand basin, W.C., panelled bath with shower over.

Glass shower screen and electric heated towel rail.

Open Plan Living Area 5.49m x 5.18m 2.74mmax) (18'23" x 17'44" 9max))

This large open plan living area has neutral decor and wood laminate flooring.

The room is fully furnished apart from the T.V and has room for a 6 seater dining table.

The large picture window floods the room with light and the patio door gives access to the balcony.

Kitchen Area

The kitchen area has high and low gloss black units with worktop over.

Electric oven and hob with cooker hood over, integrated dishwasher and fridge with a freezer compartment.

Bedroom One 3.35m x 3.66m (max) (11'83" x 12'49" (max))

This large double bedroom is fully furnished and large picture window and patio door leading to the double balcony.

Open access via a glass room to the ensuite shower room.

En suite Shower Room

This glass fronted modern shower room has a walk-in shower cabinet, W.C and wash hand basin.

Extensively tiled.

Balcony

With a double aspect the balcony has access via the main lounge and bedroom and gives views over Leeds waterfront and provides the apartment with open space to wind down or entertain guests.

Bedroom Two 3.05m x 5.49m (max) (10'29" x 18'23" (max))

This large double bedroom is fully furnished and has a built-in double wardrobe.

Parking

The tenants can rent a parking bay for £250 per month.

Tenants 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

1. Please submit your application to view. We need to know about all adults over 18 years of age that wish to rent the property.
2. Your application will be shared with the landlord and the landlord will confirm if a viewing can be offered.

3. Applications can be made by using the link below:

<https://www.emsleysestateagents.co.uk/renting/viewing-application-form>

4. If a viewing is arranged, we are still mindful of Covid-19 and would ask that you kindly wear a mask and use sanitiser before and after a viewing and please do not touch items within a property unless invited to do so. Social distancing will also still be adhered to by the viewer.
5. If you like the property and wish to rent it, we will ask that you confirm this to us by email.
6. We will inform the landlord of your wish to let the property.
7. If agreed, we will send you confirmation information by email.
8. Once you have acknowledged all the information, we will ask that a reservation fee be paid. This is equivalent to one weeks rent.
9. 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>.

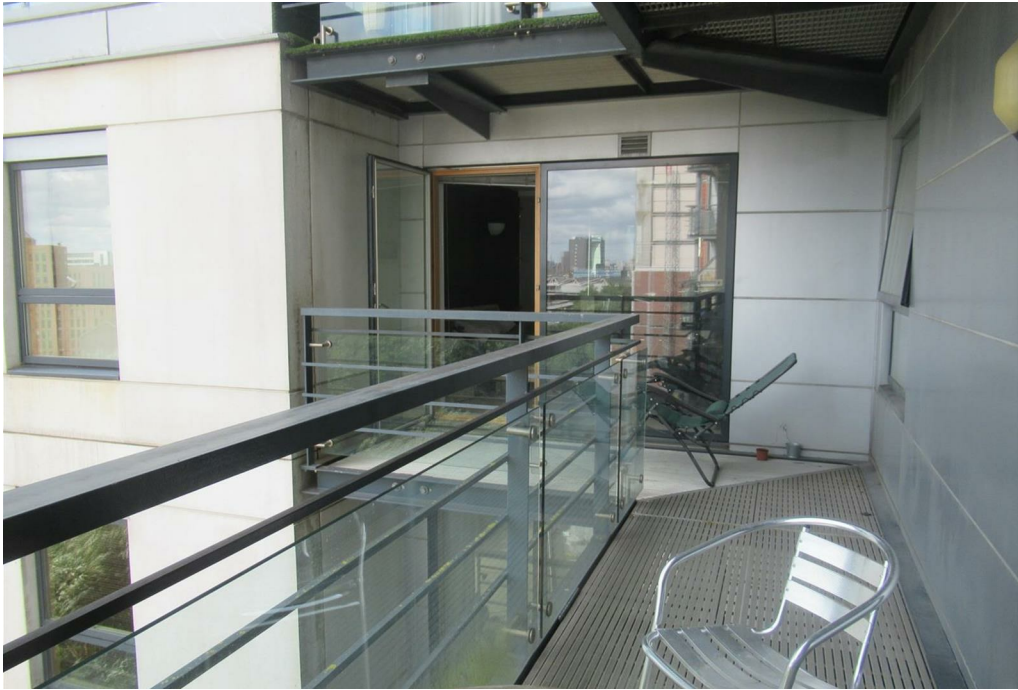
10. We will then commence referencing, if required.
11. We use an external company to conduct referencing and they will check your credit, income and seek a landlord's reference (if you have rented recently). References will be required for each adult who will be renting /living at the property.
12. 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.
13. On the conclusion of referencing we will re confirm a check in date to the property.
14. We will send out draft paperwork electronically for you to read.
15. You will need to transfer the remaining rent and /or deposit to us on the morning of check in. Bank details will be supplied.
16. 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.
17. 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.

