



Conditioning Court, Cape Street | | BD1 4QZ £700 PCM

Unfurnished | Brand new city centre two bedroom apartment | EPC Rating D | Deposit £807

Emsleys | estate agents



****Unfurnished * Two Bedroom "Loft Style" Apartment " Brand New Conversion Grade II Listed Mill* Conditioning House* City Centre Location****

Located adjacent to Forster Square retail park this Grade II building has been converted into office space, gymnasium and café as well as apartments. The development is entered via a grand atrium, the entrance to this apartment is via the reception in Mill 2. The apartment is located on the 2nd Floor and comprises of: hallway, open-plan living space/kitchen with appliances, bathroom and two bedrooms; the master with an en-suite shower room. The apartment is all electric with ceramic panel heaters. The building has digital TV and SkyQ wired. There is unrestricted on street parking to the front and side of the building.

EPC Rating D

Deposit £807

Council Tax Band A

Broadband, standard, superfast & ultrafast available as suggested by Ofcom.

Mobile Coverage Indoor Three, 02 & Vodafone are "Likely". Outdoors All operators Likely as suggested by Ofcom.

Minimum 12 Months Tenancy

No smoking.

Available Now

Viewing highly recommended

Please read BOOK A VIEWING

Hallway

Entered from the external corridor the entrance hall has a door leading to:

Storage Cupboard

There is a storage cupboard housing the water tank with space for some household items.

Bathroom 2.13m x 1.78m (max) (7' x 5'10" (max))

The main bathroom has a three piece white with a low level W.C, wash-hand basin, a panelled bath with hand shower and is extensively tiled.

Kitchen Area 2.29m x 3.30m (max) (7'06" x 10'10" (max))

Entered from the hallway this brand new kitchen area is offset to the living space. The kitchen has white gloss wall and base units, work tops over and integrated appliances of an under-counter fridge with freezer compartment, slim-line dishwasher, electric oven and ceramic hob with extractor above, tiled splashbacks and a laminate floor.

Living Space 5.05m x 3.58m(max) (16'07" x 11'09"(max))

This good size living space has laminated flooring neutral décor and lots of window allowing a lot of light into the room.

Bedroom One 3.30m x 2.82m (max) (10'10" x 9'03" (max))

This double bedroom is fully carpeted and has neutral décor .

Door leading to:

En-suite Shower Room 2.24m'2.44m (7'4'08")

This brand new en-suite bathroom has a walk-in shower cabinet, low level W.C , wash-hand basin and is extensively tiled.

Bedroom Two 4.52m x 2.64m (max) (14'10" x 8'08" (max))

This double bedroom is fully carpeted and has neutral décor .

Outside

The building is entered via an impressive atrium with entrances to Mill one and Mill two receptions at the end .

The apartment is entered via Mill Two.

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 Reposit 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 re market, 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.

Renting Through Emsleys

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.

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





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.

