



Cusworth Garth | Cross Gates | LS15 8GN

Part-furnished | Immaculate first floor two bedroom apartment | EPC Rating B | Council Tax Band B |

£1,195 PCM

Emsleys | estate agents

***Part -furnished * Immaculate * First Floor two-bedroom apartment * Electric charging point * Two allocated parking spaces * EPC rating B ***

Emsleys are delighted to offer to let this unfurnished, immaculately presented first floor two-bedroom apartment in the highly sought-after residential development of Thorpe Park with views over landscaped grounds and water features and within easy walking distance of The Springs modern shopping ,eateries & a cinema. The apartment has two allocated parking spaces and an electric charging point. The property benefits from gas central heating and boasts an EPC rating of B. Thorpe Park is an innovative new retail, commercial, leisure and residential development that is transforming the east of Leeds into a vibrant place to live and work. Just off the M1, the development is now home to a vast range of companies, a luxury hotel, ultra modern cinema, cafes and restaurants as well as 140 acres of public parks and open spaces. There are several shops on site at Thorpe Park, with a Sainsbury's supermarket close by in Colton for your all your grocery needs. The apartments open-plan living area creates interesting angles that gives more space for the fully fitted kitchen and room to relax in the lounge/dining area. With two double bedrooms, including a master bedroom with an en-suite shower room and a separate laundry cupboard to keep your appliances out of sight.

EPC Rating B
Council Tax Band B
No smokers
Deposit £1378
No Deposit Scheme Offered/Reposit
Broadband ADSL standard, superfast and ultrafast available as suggested by Ofcom.
Mobile Coverage. Indoor "Likely" for Three and Vodafone indoors, outdoors all networks "Likely" as suggested by Ofcom.
Available Now
Min 12 months tenancy
Viewing recommended.
Please Read " Book A Viewing"

Entrance Hallway

From the external common areas, the apartment door opens into an internal hallway with an intercom system and doors leading to:

Laundry Cupboard

The laundry room houses a washing machine and is also an ideal space for storage .

Open-Plan Living/Dining Area

With modern neutral decor, laminate flooring, TV point and a central heating radiator. French doors with a Juliette balcony give views across a pond.

Kitchen Area

Fitted with modern high gloss wall and base units with worktops over, a built-in microwave, electric oven and hob with cooker hood over and an integrated dishwasher. Laminate flooring, central heating radiator and double-glazed windows.

Bedroom One

This double bedroom with modern decor, is fully carpeted, has a built-in wardrobe, double-glazed window, central heating radiator and a door leading to: -

En-suite Shower Room

Extensively tiled and fitted with a walk-in shower cabinet, wash hand basin and a low flush W.C.

Bathroom

Extensively tiled and fitted with a three-piece suite comprising: a panelled bath with a shower over, wash hand basin and a low flush WC. Central heating radiator and a storage cupboard.

Bedroom Two

A further double bedroom with neutral decor, is fully carpeted, has a fitted wardrobe, double-glazed window and a central heating radiator.

External

To the outside are shared communal gardens, a bin and cycle store and two car parking spaces with an electric charging point. The apartment overlooks landscaped grounds with water features and paths leading to the shopping area. There is also planned railway station close to the development which will further improve the connectivity for commuting.

No Deposit Scheme Offered/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.

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

If you wish to view the property, please use the link below and complete the application form:

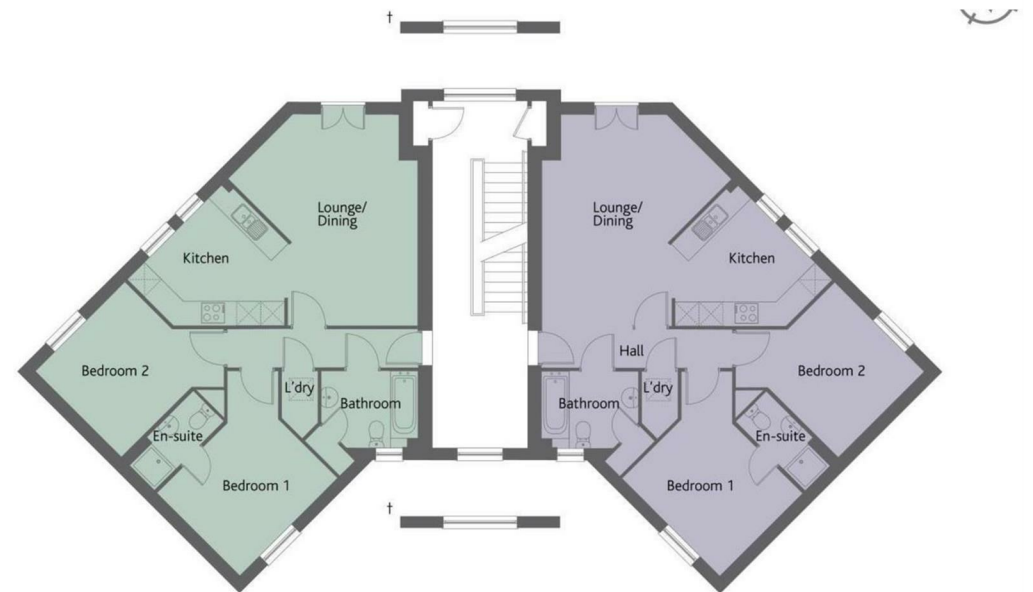
We have the attached property available.

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

- 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/private-renting/document-checks>.

- We will then commence referencing, if required.
- We use an external company to conduct referencing and they will check your credit, and
- affordability. 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 24 hours before 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





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.

