



RENT £1,200 Per Month DEPOSIT £1,384

Flat 17, 11 Eton Court Allerton Park, Leeds, LS7 4ND

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Accommodation

The property is a short walk from Chapel Allerton's main hub, where there is a range of bars, restaurants, and cafes. Chapel Allerton park and Gledhow Valley Woods are also a short walk away.

The communal entrance and staircases add a certain je ne sais quoi with glass balustrades and large windows. The apartment is located on the second floor and can be accessed via a lift or staircase. It has an entrance hallway with storage cupboard and skylight and flows through to all rooms of the apartment. The bright and airy open plan living/kitchen includes a host of integrated appliances and has a Juliette balcony overlooking the communal grounds. There are two good size bedrooms, the master with an ensuite shower room as well as a further bathroom.

Outside are communal grounds and an allocated parking space.

Council Tax Band D

Application and Payments

Once you have decided to apply for a Property we will give you a Pre-Application Form to be completed before passing

your details over to our referencing company Canopy. The pre-Application Terms explain in more detail the Consents requested from Applicants, Payments due from Tenants, the Process involved and the Main Points of a proposed Tenancy. You can also view our Application Terms by visiting our website.

PAYMENTS

Following the introduction of the Tenant Fees Act 2019, Landlords and Letting Agents can only require Tenants to pay "permitted payments". These payments include the rent for the property, a Tenants Deposit (held against damage or default) a Tenants Holding Deposit and specified other payments and charges. These are listed on our website noted above and are set out in more detail in our Application Terms.

TENANTS PROTECTION INFORMATION

Richard Kendall Estate Agent Ltd is a member of CMP Propertymark, Scheme Ref:C0124400, which is a client money protection scheme, and also a member of Property Ombudsman Scheme Ref: N3734, which is a redress scheme. You can find out more details on our website noted above or by contacting us by telephone.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	