



Available 1st February 2026 - A MODERN PURPOSE BUILT FURNISHED TWO BEDROOMED APARTMENT, WITH SECURE PARKING, SITUATED IN THIS SOUGHT-AFTER AND VERY CONVENIENT CENTRAL HEADINGLEY LOCATION, A FEW MINUTES WALK TO EXTENSIVE AMENITIES, THE CRICKET GROUND AND BURLEY PARK TRAIN STATION. Ideal for professional single or couples! Briefly comprising an entrance hall with audio door entry, two bedrooms, a bathroom w/c with a modern suite & shower over bath and a built in vanity unit. Open plan living kitchen with integrated electric oven & gas hob, dishwasher, washer drier and fridge freezer and the windows all have a reflective film obscuring vision from the outside. Externally, there are communal gardens with a secure enclosed parking courtyard and a shared storage building/Bike store. Other features include timber double glazing & gas centrally heated. A deposit of £925 will be required which will be registered with an approved scheme within 30 days of initial payment. A holding deposit of £100 is required when making an application. If the application is approved the holding deposit will go towards the first month's rent payment.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 54.2 sq. metres (583.4 sq. feet)



Total area: approx. 54.2 sq. metres (583.4 sq. feet)

Floor plans provided for illustration purposes only. Not to scale. All measurements are approximate.
Plan produced using The Mobile Agent.

Tenant application process

All prospective tenants will need to complete an initial application form. This can be emailed, collected from the office or downloaded from our website or click this [link](#). Applications will then be processed for credit checking and referencing. A holding deposit of £100 per property is due, which on confirmation of a successful application, will be deducted from the first month's rent. If an application is not accepted, Castlehill reserve the right to withhold some or all of the holding deposit if misleading or false information is provided on the application form or the tenant withdraws their application without good reason. In some cases a guarantor may be required. All rents are due at least one month in advance. A deposit of at least the equivalent to one month's rent will be required which will be registered with approved scheme. Smoking and pets are prohibited in all properties unless specifically agreed by Castlehill/The landlord. Fees may apply to tenancy variations, early termination of tenancies, late rent and any property lock/security device repairs/changes as a result of lost keys or tenant negligence. Full details available on our website or click this [link](#).

Viewings - All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hour's notice.

Council Tax Band - B

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending tenants must rely upon their own inspection of the property.