



- Luxury two bedroom penthouse duplex apartment
- Fully furnished
- Two large balconies
- Allocated parking space in secure car park
- Spectacular views of Leeds City Centre
- Integrated appliances
- Fitted wardrobes
- EPC rating D59
- Council tax band F

## K2 Apartments, Albion Street, Leeds

An immaculately presented fully furnished two bedroom penthouse apartment, with two large balconies, parking and stunning views from this landmark building, in the heart of Leeds City Centre.

The property benefits from lift access to the 17th floor, living/dining/kitchen with integrated appliances, utility space, guest wc, two balconies and two bedrooms, both with en-suite facilities.

**£3,750 PCM**





### **Communal entrance**

With lift and stairs to the 17th floor.

### **Private entrance hall**

With three useful store cupboards, door entry phone and electric heater.

### **Guest WC**

With modern suite.

### **Open plan living area / dining / kitchen**

28'2" x 15'5"

With panoramic views of the Leeds skyline and sliding doors to a large wrap-around balcony.

Kitchen - High quality units, with breakfast bar, fridge/freezer, oven, microwave and dishwasher.

### **Utility space**

6'10" x 6'6"

With cupboards housing washing machine and tumble drier.

### **Bedroom**

15'5" x 11'9"

With sliding doors to the balcony and fitted wardrobes.

### **En-suite bathroom**

13'9" x 7'2"

Luxury bathroom with bath, shower area, wc, basin and heated towel rail.

### **Stairs to the upper floor**

with landing area.

### **Bedroom**

17'0" x 14'1"

With sliding doors to a second balcony and fitted wardrobes.

### **En-suite shower room**

7'10" x 5'2"

With shower cubicle, wc, basin and heated towel rail.

### **Parking**

Allocated parking space in the underground car park within the development.







### No Pets

Please note that this property does not accept pets.

### Please note

Water rates are included in the monthly rent.

### Agent Notes

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

### Rental Procedure


1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

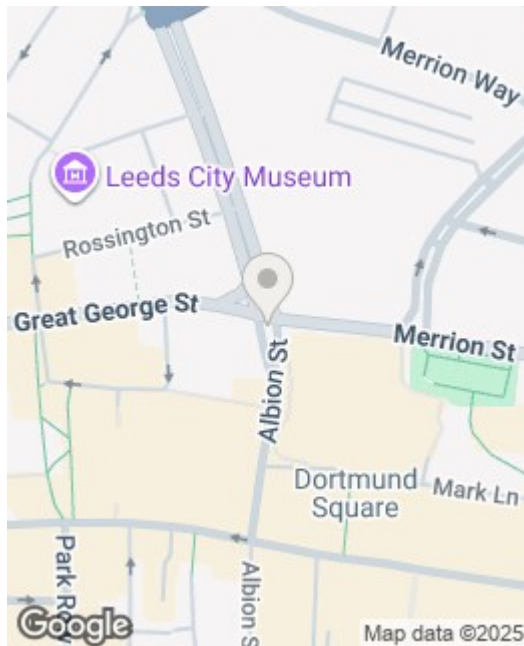
### Payments

1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following referencing the holding fee will be put towards your first month's rent. If your application is unsuccessful following referencing you will forfeit the holding fee.
2. The first month's rent is payable in advance prior to the commencement of the tenancy.
3. A bond / security deposit equivalent of up to five weeks rent will also be required prior to the commencement of the tenancy. Whitaker Cadre are members of the TDS Custodial Scheme and your bond will be held in this scheme for the duration of your tenancy.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	<b>61</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements