

Woodland Drive | Middleton | LS10 4GW

£925 PCM

Unfurnished Two Double Bedroom Ground Floor Apartment| EPC Rating D | No Smoking.
Council Tax Banding B | Deposit £1067.30 | Broadband ADSL standard, superfast and ultrafast available as suggested by Ofcom |Mobile coverage - "Likely "indoor for EE & Three; "Likely" outdoor all major networks as suggested by Ofcom | No Deposit Scheme Offered/Reposit |Available Now.

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*** UNFURNISHED * GROUND FLOOR MODERN APARTMENT** TWODOUBLE BEDROOM * QUIET ENJOYMENT* EASY COMMUTE TO LEEDS ***
This modern ground floor apartment is situated in the popular New Forest Village development. Tucked away in a quiet corner overlooking the New Forest Woods, the apartment has been newly decorated and features double-glazing, new panel electric wall heaters, entry system and allocated parking. The apartment is unfurnished and comprises; an open-plan lounge/dining and kitchen area. The kitchen has modern wall and base level units with laminated work surfaces, an integrated electric hob and oven with extractor unit above, washing machine and fridge/freezer. There are two double bedrooms and a modern bathroom with a white three-piece suite and shower over the bath. To the outside there are communal gardens and allocated parking for one vehicle with visitor spaces. To the rear of the building is a pathway for walks into New Forest Woods and New Forest Plantation.
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Available Now.
Viewing highly recommended.
Please Read Book A Viewing

Hallway
From the apartment door, the apartment opens to the hallway.
Newly decorated and laminate flooring and security entry phone.
Doors leading to:

Lounge Area 3.96m x 3.25m (max) (13'52" x 10'08" (max))
The lounge has been newly decorated and is fully carpeted.
PVCu double glazed window and new electrical panel radiator.
Open to:

Dining Area 2.44m x 2.74m (max) (8'94" x 9'53" (max))
From the lounge the dining area has been newly decorated and has new vinyl flooring.
A double glazed bay window and a new electric panel radiator.
Archway to:

Kitchen 1.52m x 2.44m (max) (5'88" x 8'26" (max))
Newly decorated with vinyl flooring and tiled splash backs.
This modern kitchen has high and low white gloss units with work tops over.
In-built electric oven with electric hob and cooker-hood over.
Freestanding fridge/freezer and plumbing for a washing machine.
PVCu double glazed window.

Bedroom One 2.44m x 3.45m (max) (8'32" x 11'04" (max))
Overlooking the rear of the apartment , the double bedroom has been newly decorated and is fully carpeted.
PVCu double glazed window and newly installed electric panel radiator.

Bedroom Two 3.05m x 3.35m (max) (10'14" x 11'67" (max))
Overlooking the rear of the apartment , the double bedroom has been newly decorated and is fully carpeted.
PVCu double glazed window and newly installed electric panel radiator.

Bathroom 1.52m x 2.44m (max) (5'80" x 8'19" (max))
This modern white bathroom suite has a W.C, wash hand basin, panelled bath with waterfall shower over.
Extensively tiled with a heated towel ladder.

Outside
To the front of the apartment is an allocated parking space.
Further communal grounds with a bin-store.
The Apartment block is situated at the end of Woodland Drive and faces over the pathway for walks in New Forest Woods and New Forest Plantation.

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 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.

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.

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.
Tenants will remain liable to pay any damages, cleaning, arrears at the end of the tenancy.

Book A Viewing
To arrange a viewing, please complete our online application form via the website. You only need to submit this form once; it will cover all the properties you are interested in.

What Happens Next?

• Review Process: Once submitted, we will liaise with the landlord. If a viewing is approved, we will contact you to schedule a time. Please note that this process can take a few days.

• Arrival & Safety: Please make your own way to the property. For health and safety reasons, agents cannot share transport with viewers. Your agent will meet you at the address; please wait outside until they arrive and invite you to enter.

• After Your Viewing: If you wish to apply for the property, please confirm your interest via email to PropertyManagement@emsleysestateagents.co.uk.











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.

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