

KATH | WELLS

ESTATE AGENTS & VALUERS



Flat 1 14 Park Crescent

Armley, Leeds, LS12 3NL

£625 Per Month



* TO LET ** ONE BEDROOM BASEMENT APARTMENT ** MODERN FITTED OPEN PLAN KITCHEN & MODERN SHOWER ROOM ** DOUBLE GLAZING ** GARDEN TO FRONT ** REQUIRED BOND £721.00 ** VIEWING RECOMMENDED *

AVAILABLE TO LET is this ONE BEDROOM BASEMENT APARTMENT. Ideally located within easy access of Leeds City Centre and the M62 / M621 motorways. Local amenities and schools are only a short walk away.

The property benefits from DOUBLE GLAZING, ELECTRIC HEATING, a MODERN FITTED KITCHEN and SHOWER ROOM. The KITCHEN has space for a fridge freezer and plumbing for a automatic washing machine.

Early internal viewing is recommended to avoid disappointment and to fully appreciate the benefits this property has to offer. The deposit required for this property is £721.00 To arrange a viewing please contact Kath



GROUND FLOOR:

Entrance Open Plan Living:

Living Room:

Open Plan Fitted Kitchen:

Bedroom :

Shoer Room / WC:

Rear Hallway:

Rear Entrance Access

Upvc Rear Door:

Garden:

Permitted Payments:

As well as paying the rent, you may also be required to make the following permitted payments:

Before the tenancy starts:

- i) A Holding Deposit: capped at 1 week's rent
- ii) A Security Deposit: capped at five weeks' rent

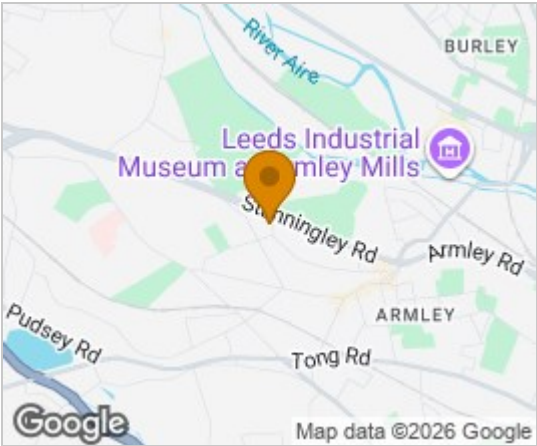
During the tenancy:

- i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
- ii) Payment of interest for the late payment of rent (calculated at a rate of 3% above the Bank of England's base rate from the date the rent falls due, until the date it is paid)
- iii) Payment for the reasonably incurred costs for the loss of keys/security devices
- iv) Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

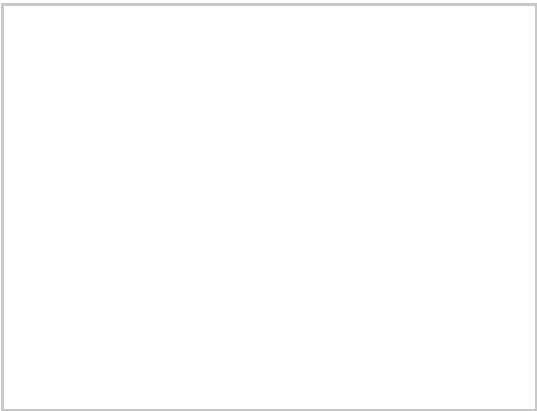
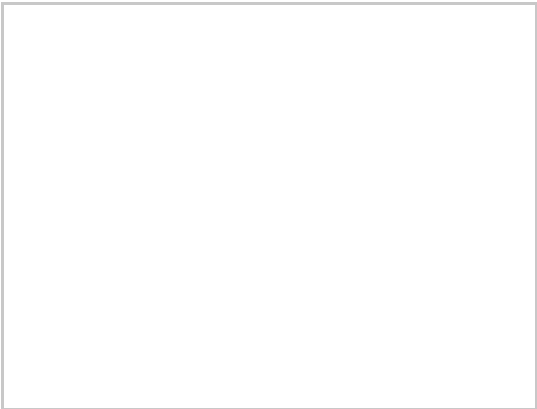
Other permitted payments may include:

- i) Any other permitted payments, not included above, under the relevant legislation including contractual damages.

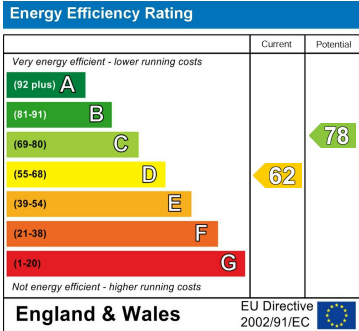
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.