CORNERSTONE

2C Highbury Road, Meanwood, Leeds, LS6 4EX

1 x | 1 x | 1 x | 0 x | D EPC

2C Highbury Road
£795 PCM

Property Description

This well-presented flat is situated in the highly sought-after area of Meanwood and offers spacious accommodation with elevated views and neutral décor throughout.

You enter the property through a secure communal door, leading into a neutrally decorated vestibule .The flats front door then leads up to a split-level landing, providing access to all rooms.

The kitchen is well-equipped with a range of upper and lower cupboards. A cooker with gas hob, under counter fridge freezer and separate washing machine are all present

The bedroom is generously sized, benefiting from a double bed, mattress, wardrobe and draws.

The bathroom comprises a shower cubicle, wash basin and W.C

Summary:

Overall, this is a spacious flat in a popular location, offering spacious accommodation, modern amenities, and lovely views, ideal for a professional or couple seeking a well-maintained home in Meanwood.

ADDITIONAL INFORMATION

Utilities.

Additional water charge of £35.00 pcm

Electric and gas are coin metered - perfect for keeping track of your energy usage and knowing exactly what your spending.

Parking is on street.

PLEASE NOTE THE RENT IS TO BE PAID ON THE 1ST OF EACH MONTH.

1) NO SMOKING OR VAPING IN THE PROPERTY.

Bond £895.00

HOLDING DEPOSIT £180.00

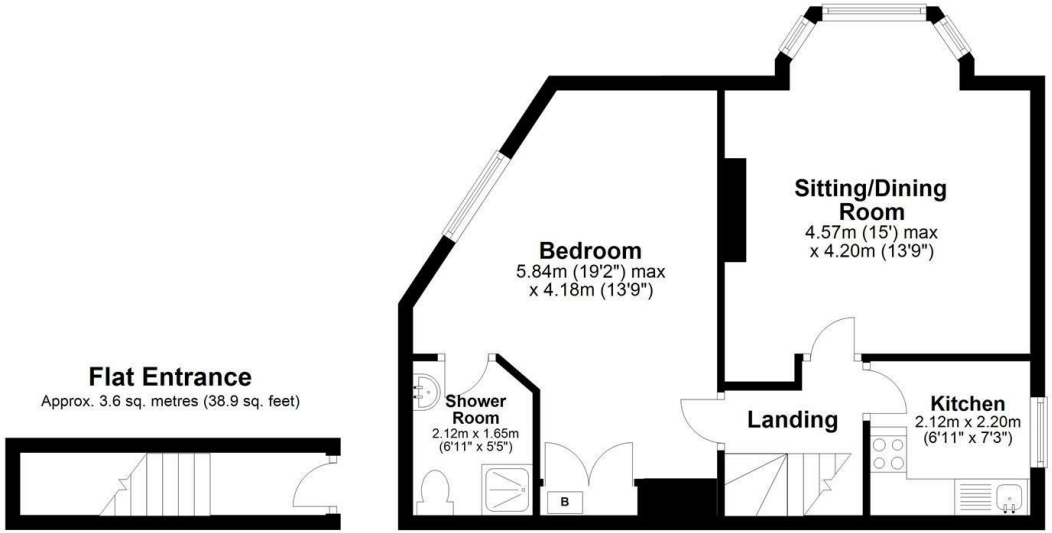
Applying for this property - The process for an applicant(s) wanting to rent this property. An application(s) form(s) must be completed and once we deem your application likely to fulfil our formal referencing checks and the landlord/landlady is happy to grant the tenancy based on the terms negotiated or specified we will then require a holding deposit to secure the property and remove it from the market while our formal referencing checks are completed. The holding deposit is the equivalent to one weeks rent. The holding deposit will either be debuted from your first month's rental payment or bond. If false information has been provided and this causes your application to be rejected/fail our referencing checks your holding deposit will be retained and lost.

Client Money Protection Scheme - We are members of 'Client Money Protect' and our membership number is CMP004399.

Our Redress Scheme - The Property Ombudsman - Our Agent Number

Floor Plan

Approx. 46.6 sq. metres (502.0 sq. feet)



Total area: approx. 50.3 sq. metres (540.9 sq. feet)

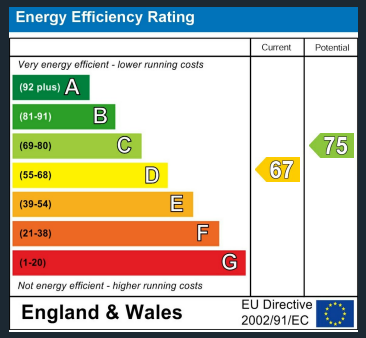
Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

D11805.

Please visit our website - Cornerstone Estate Agents - To View Our Schedule of Fees.

Local Authority
Leeds City Council

Council Tax Band
A



The Property Ombudsman

Cornerstone Lettings
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk