



£575 Per Month

Flat 3 14 Park Crescent, Armley, Leeds, West Yorkshire, LS12 3NL

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\*AVAILABLE MID MAY\* \* ONE BEDROOM FIRST FLOOR APARTMENT \*\* WELL PRESENTED \*\* MODERN FITTED KITCHEN & SHOWER ROOM \*\* DOUBLE GLAZING \*\* UNFURNISHED \*\* BOND £660.00 \*

AVAILABLE TO LET from MID MAY is this ONE BEDROOM FIRST FLOOR APARTMENT is ideally located within easy access of Leeds City Centre and the M62 / M621 Motorways, local amenities and schools are 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 automatic washing machine,

## GROUND FLOOR:

### Communal Entrance:

### Entrance Hallway:

## OPEN PLAN LIVING:

### Living Area:

### Modern Fitted Kitchen:

## TO THE FIRST FLOOR:

### Bedroom:

### Shower Room / WC:

### Permitted Payment (S):

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.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

From our Wortley office proceed up Lower Wortley Road to the mini roundabout, turn left onto Upper Wortley Road, at traffic signals continue forward onto Whingate, turn right onto Wortley Road, turn left onto Armley Ridge Road, turn right onto Moor Field Road and turn left onto Park Crescent where number 14 can be found signified by our to let Sign

