



## 4 Town Hall Chambers, 49 King Street - WF1 2SN

Rent £675pcm Refundable Tenancy Deposit £778.00

Holroyd Miller have the pleasure in offering to let this spacious first floor apartment being finished throughout to a high standard. Viewing Essential.



### Communal Entrance

With stairs to first floor landing

### Entrance Hall

With security intercom and electric wall mounted heater

### Lounge and kitchen

16' 6" x 18' 5" (5.03m x 5.61m)

Spacious lounge with herringbone flooring, sash windows with blinds making this a light and airy room, electric wall mounted heater. Separate kitchen fitted with a matching range of shaker style wall and base units, complimentary worktops and upstand, sink and drainer, oven, hob and extractor, integrated fridge/freezer and washing machine.

### Bedroom

13' 1" x 11' 5" (4.00m x 3.48m)

Being neutrally decorated, having sash style windows, electric wall mounted heater and built in wardrobes

### House Bathroom

Being fully tiled and fitted with a three piece suite comprising, low flush w.c, hand basin, bath with shower attachment over, heated towel rail, spot lights to ceiling.

### Outside

Outside - the property has option of an allocated parking space - please contact the information for further information

### Material Information

Council Tax Band B EPC Rating D Date Available: September 2026 Subject to References Property Type: One Bedroom First Floor Apartment Property Construction: Grade II Listed





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Holroyd Miller understand that the electric and water supply are mains supplied. Holroyd Miller understand that the water is on a meter. Broadband and Mobile Signal Coverage can be checked <https://checker.ofcom.org.uk/>

As well as paying the rent and payment in respect utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments Before the Tenancy Starts payable to Holroyd Miller 'The Agent' Holding Deposit: 1 Week's Rent equalling £155.00



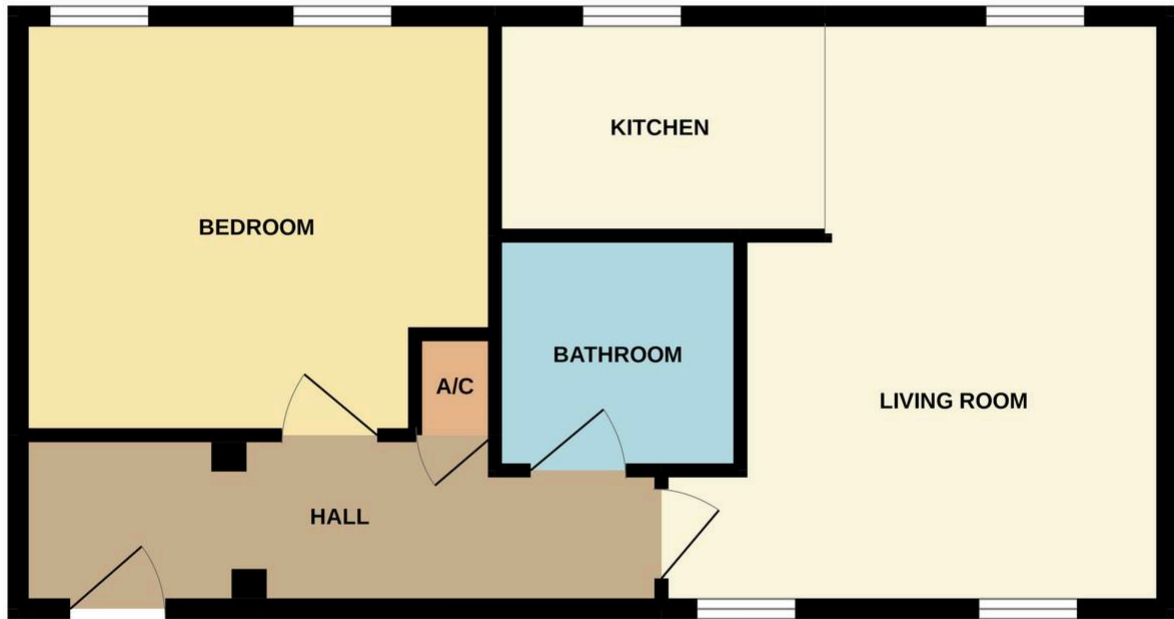
During The Tenancy payable to the Agent/ landlord Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred

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



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Holroyd Miller is a member of RICS Client Money Protection Scheme, which is a client money protection scheme and is also a member of The Property Ombudsman Scheme which is a Redress Scheme. You can find out more details by contacting the agent direct.