



William View | Halton | LS15 7JJ

£699 PCM

Unfurnished Two Bedroom First Floor Flat | EPC Rating C | Council Tax Band B | No smokers Deposit £801
No Deposit Scheme Offered/Reposit | Broadband , standard, & ultrafast available as suggested by Ofcom. | Mobile Coverage "Likely" for 02 and
Three indoors, outdoors all networks "Likely" as suggested by Ofcom | Available After 7 April | Min 12 months tenancy

Emsleys | estate agents



*** Two Bedroom * First Floor Flat * Unfurnished * Excellent Links For Commuting * Own Entrance***

This modern first floor apartment is unfurnished and features PVCu double-glazing and electric panel heaters. With neutral décor throughout the apartment comprises: Open-plan lounge/kitchen with beige carpets in the lounge and white units with black work tops and vinyl flooring in the kitchen. Appliances include an electric oven and hob, extractor hood, plumbing for an automatic washing machine and space for a fridge. There are two bedrooms, one double and one single and a bathroom with a three piece suite in white. There are views overlooking the park and an off-road parking space for one car.

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Council Tax Band B

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Mobile Coverage "Likely" for O2 and Three indoors, outdoors all networks "Likely" as suggested by Ofcom.

Available after 7 April

Min 12 months tenancy

Viewing recommended.

Please Read "Book A Viewing"

Hallway

From the entrance door the staircase leads to the first floor and the landing has doors leading to:

Open-plan living 5.49m x 3.35m (max) (18'24" x 11'17" (max))

This open-plan lounge/kitchen has neutral decor, is fully carpeted and has two PVCu double-glazed windows which give plenty of light.

Kitchen Area

The kitchen area has wall and base level units in gloss white and laminate worktops, tiled splashbacks, vinyl flooring with a stainless steel splashback to the hob area. Appliances include an electric oven and hob with an extractor hood. There is plumbing for an automatic washing machine and a space for a fridge.

Bedroom One 3.35m x 2.74m (max) (11'98" x 9'69" (max))

Good size double bedroom with neutral decor, grey carpet and an electric panel heater, Two PVCu double-glazed windows which give lots of light and a view over the park.

Bedroom Two 3.66m x 2.44m (max) (12'32" x 8'25" (max))

Single bedroom with neutral decor, a grey carpet and an panel electric heater.

Bathroom 1.22m x 2.13m (max) (4'78" x 7'33" (max))

Modern bathroom with a three piece suite comprising; panelled bath with electric shower over, WC and wash hand basin. Tiled splashbacks to the bath and shower area, white towel rail/radiator and cream walls, extractor fan and vinyl flooring.

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. 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! - <https://reposit.co.uk>

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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 remarket, 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.

Book A Viewing

If you wish to view the property, please use the link below and complete the application form:

<https://www.emsleysestateagents.co.uk/renting/viewing-application-form/>

- If you like the property and wish to rent it, we will ask that you confirm this to us by email.
- We will inform the landlord of your wish to let the property.
- If agreed, we will send you confirmation information by email.
- Once you have acknowledged all the information, we will ask that a reservation fee be paid. This is equivalent to one week's rent.
- We will ask that you supply your ID to satisfy the Government Right to Rent legislation. Please see the link below:

<https://www.gov.uk/private-renting/document-checks>.

- We will then commence referencing, if required.
- We use an external company to conduct referencing and they will check your credit, and
- affordability. References will be required for each adult who will be renting /living at the property.
- The information given on your viewing application must be the same as that confirmed by the referencing company. Your reservation fee is at risk if any false information is given, or information is omitted from your application form.
- On the conclusion of referencing, we will re confirm a check in date to the property.
- We will send out draft paperwork electronically for you to read.
- You will need to transfer the remaining rent and /or deposit to us 24 hours before check in. Bank details will be supplied.
- On the check in day all tenants will need to attend the office to sign and receive paperwork. You will need to bring the originals of your ID for us to view.
- We will hand you the keys to your New Home

The estate agent will meet the viewer at the property and the viewer must wait to be allowed into the property and not do so until allowed by the estate agent.

The viewers must find their own way to the property. The Estate Agent will not share a car.

Directions

From our Crossgates office proceed down York Road and continue along through the traffic lights and turn left onto Selby Road. Follow the road up the hill towards Halton and take the third turning left onto William View. The new build apartment will be identified by our Emsleys To Let board.





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.

