CORNERSTONE

Apartment 55 Velocity East, 4 City Walk, Leeds, LS11 9BF







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Apartment 55 Velocity East

£950 PCM

Cornerstone Sales & Lettings are delighted to offer to let this spacious, modern and well-presented two-bedroom apartment, ideally located in the heart of Leeds city centre

Situated on the sixth floor with lift access, the apartment offers well-proportioned accommodation comprising a welcoming entrance hallway, two generous double bedrooms, a main bathroom, and a spacious open-plan living area incorporating the kitchen, dining and lounge areas. The living space opens onto a large corner balcony, offering fantastic views.

The apartment is offered unfurnished, with white goods included, and further benefits from an allocated undercroft parking space.

The location is excellent, with Leeds train station and the heart of the city centre just a five-minute walk away. This property would make an ideal home for professionals seeking spacious, modern accommodation in a convenient city-centre location.

Communal Hallways

The communal hallways are entered either from the under croft car park by stairs or an elevator or from an elevator walkway which leads into the first floor entrance hall which houses the apartment's letter boxes. The communal areas are neutrally decorated and comprise of either tiled or carpeted flooring.

Hallway

You enter the apartment through a wooden door into a commanding hallway which is neutrally decorated with wood effect flooring below foot. The hallway leads to the master bedroom, double bedroom, apartment bathroom and the open plan living area.

Open Plan Kitchen, Dining and Sitting Room
An great space which comprises of a kitchen, dining and sitting area with access out onto the corner balcony. The kitchen area comprises of a tiled floor below foot with a wealth of lower and upper-level cupboards finished in a wood effect with a contrasting worktop and breakfast bar. The kitchen utilities comprise of a Smeg oven, four ring hob with stainless steel splash back. Stainless steel extractor, integrated fridge, integrated freezer and an integrated washer dryer. A stainless-steel sink with drainer and picture window above. A telephone intercom is located in this space. The remaining living space is laid to a lovely wood floor and a large corner window is present with the balcony beyond. The decor is finished in neutral and modern tones with a light grey feature wall.

Balcony
A slarge corner balcony with is laid to timber decked panels below foot with steel fabricated railings.

Master Bedroom
A spacious master bedroom which includes a double fitted wardrobe. The decor is neutral with a light grey feature wall.

Double Bedroom
A spacious double bedroom which is neutrally decorated and benefits from a large double glazed window which allows ample natural light in.

Bathroom
A lovely bathroom which is again neutrally decorated and predominately tiled. The bathroom comprises of a bath with shower over, pedestal wash basin and a low level W.C.

The Grounds
Entering the grounds by vehicle you pass through an electric gate into the car park. The parking space for this apartment is within the under croft area. The grounds of Velocity East have ample green areas with planted trees and rockery features.

IMPORTANT INFORMATION
PLEASE NOTE

BOND £1050

HOLDING DEPOSIT REQUIRED at £215

NO PETS

Applying for this property - The process for an applicant(s) wanting to rent this property. An application(s) form(s) must be completed by each incoming tenant and once we deem your application likely to fulfil our formal referencing checks and the landlord/landlady is happy to













Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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 week's 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.

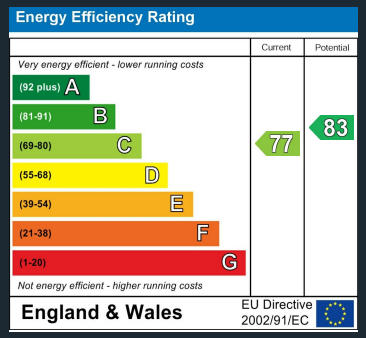
Client Money Protection Scheme - We are members of 'Client Money Protect' and our membership number is CMP004399.

Our Redress Scheme - The Property Ombudsman - Our Agent Number D11805.

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

Local Authority
Leeds City Council

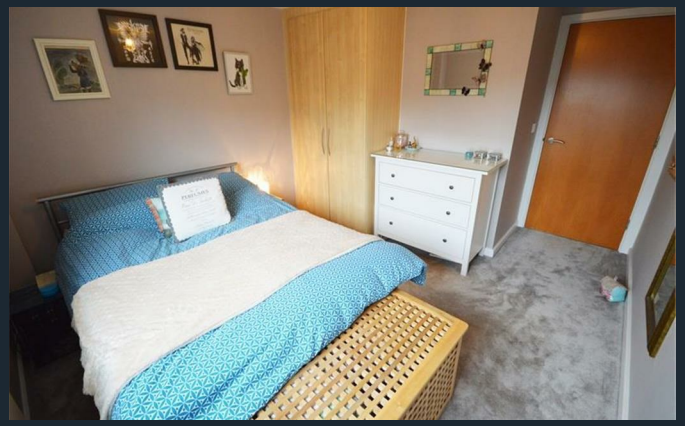
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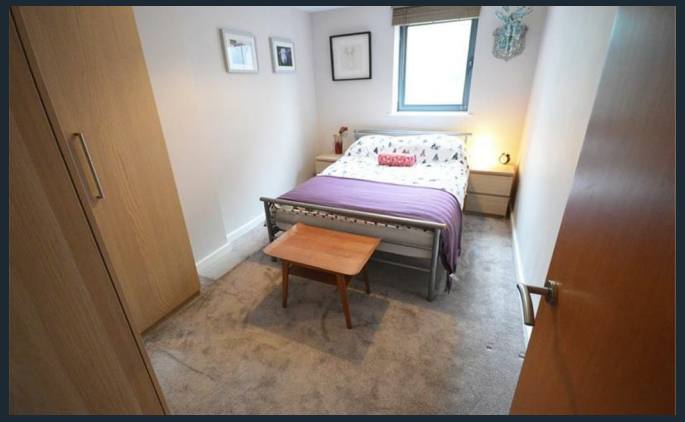




The Property Ombudsman







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