





£950 Per Month

60 Clarence House The Boulevard, Leeds, LS10 1LG

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ONE BEDROOM FURNISHED APARTMENT – CLARENCE HOUSE, THE BOULEVARD, LEEDS CITY CENTRE – £950 PCM

Kath Wells Estate Agents are delighted to offer TO LET this spacious ONE DOUBLE BEDROOM APARTMENT situated on the 7th floor of the boulevard development.

Ideally located within walking distance of Leeds Train Station, shops, restaurants and local amenities, this fantastic apartment is perfect for professionals or couples seeking modern city Centre living.

The accommodation briefly comprises of a communal entrance, a welcoming PRIVATE ENTRANCE HALLWAY, a spacious OPEN PLAN LIVING / DINING AREA with ample space for furniture & a FITTED KITCHEN with a range of kitchen cabinets.

Communal Entrance:

Private Hallway:

Open Plan Living Space:

Living & Dining Area:

Fitted Kitchen:

Bedroom One:

Bathroom / WC:

TO THE OUTSIDE:

Communal Area:

Council Tax Band & EPC Rating:
Council Tax Band: C / EPC Rating: B

EPC Link:
https://find-energy-certificate.service.gov.uk/energy-certificate/8391-6722-6949-9229-8992

Permitted Payments:
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

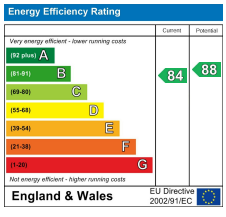
During the tenancy:
i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
ii) Payment of interest for the late payment of rent (calculated at a rate of 3% above the Bank of England's base rate from the date the rent falls due, until the date it is paid)
iii) Payment for 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

Please use the postal code LS10 1LG in Sat. Nav.

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