



**RENT £750 Per Month DEPOSIT £865**

**Trend House One Bedroom Apartments, Northgate, Wakefield, WF1 3AS**

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## Accommodation

The apartments are located on the first, second and third floors, with only 7 apartments per floor allowing a good degree of exclusivity.

The one bedroom apartments consist of an entrance hallway, a large open plan kitchen/living area and a bathroom with the majority having a shower over the bath. Two of them on the first floor have the bathrooms located off the bedroom providing an en-suite facility.

Outside parking can be available at an additional cost of £50 per space, per month.

PLEASE NOTE - Photos are of a typical interior

Council Tax Band TBC

Flat 12 – Access to bathroom is via bedroom (shower over bath)

Flat 13 - Access to bathroom is via bedroom (shower cubicle)

## Application and Payments

Once you have decided to apply for a Property we will give you a Pre-Application Form to be completed before passing your details over to our referencing company Rightmove Referencing. The pre-Application Terms explain in more detail the Consents requested from Applicants, Payments due from Tenants, the Process involved and the Main Points of a proposed Tenancy. You can also view our Application Terms by visiting our website.

## PAYMENTS

Following the introduction of the Tenant Fees Act 2019, Landlords and Letting Agents can only require Tenants to pay "permitted payments". These payments include the rent for the property, a Tenants Deposit (held against damage or default) a Tenants Holding Deposit and specified other payments and charges. These are listed on our website noted above and are set out in more detail in our Application Terms.

## TENANTS PROTECTION INFORMATION

Richard Kendall Estate Agent Ltd is a member of CMP Propertymark, Scheme Ref:C0124400, which is a client money protection scheme, and also a member of Property Ombudsman Scheme Ref: N3734, which is a redress scheme. You can find out more details on our website noted above or by contacting us by telephone.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC