



St. Christophers Walk | | WF1 2UP

£850

Furnished Lower Ground Floor Two Bedroom Apartment | EPC Rating tbc | Council Tax Band B(Wakefield Council) | Deposit £980 | No Deposit Scheme

Emsleys | estate agents



*** Furnished* Two Bedroom Lower Ground Floor* Modern Decor* Modern Furniture* Allocated Parking Space* Great Location ***

We are pleased to offer to the rental market, this well presented two double bedroom lower ground floor apartment situated in this highly regarded, sought after development in the heart of Wakefield City Centre bring minutes' walk from Westgate Railway Station and minutes' drive of the M1 motorway network. The property benefits from gas central heating, PVCu double glazing and an allocated parking space. . The accommodation comprises; entrance hall with storage cupboard, lounge with Juliette balcony, archway to kitchen ,appliances of oven, hob, extractor, fridge/freezer and a washer/dryer, modern bathroom, double master bedroom and a second double bedroom. The apartment has all the main furniture. A tenant needs to bring their V, linen, microwave, toaster, cutlery and crockery.

EPC Rating tbc

Council Tax Band B(Wakefield Council)

Deposit £980

No Deposit Scheme Offered/Reposit

12 Months minimum term

Broadband ADSL standard, superfast and ultrafast available as suggested by Ofcom.

Mobile coverage - All operators "Likely "indoor and outdoor, as suggested by Ofcom

No Smoking

Available Now

READ "BOOK A VIEWING"

Hallway

From the communal area the apartment door opens to a good size hallway with a storage cupboard housing the gas central heating boiler.

Living Area 5.79m x 3.35m (max) (19'17" x 11'82" (max))

This decent size living area has neutral decor and laminate flooring.

PVCu patio doors with a Juliette balcony give lots of light and overlook the rear walkway.

Sofa , armchair, TV cabinet , dining table and chairs are provided.

An archway leads to:

Kitchen Area 2.13m x 2.13m (max) (7'81" x 7'68" (max))

This modern kitchen has high and low units with work top over.

Tiled splashbacks and laminate floor to match the living area.

Modern appliances of an electric oven, gas hob and cooker-hood over.

Integrated fridge/freezer and washer/dryer are provided.

Bathroom 2.13m x 1.83m (max) (7'81" x 6'23" (max))

This good size white three piece bathroom suite has a W.C, wash-hand basin on a pedestal and panelled bath with shower over.

Glass shower screen and extensively tiled.

Bedroom One 4.34m x 1.83m (max) (14'03" x 6'66" (max))

This double bedroom has neutral decor and is fully carpeted.

Bedroom furniture as seen.

Bedroom Two 4.27m x 2.44m (max) (14'75" x 8'53" (max))

The main double bedroom has neutral decor and is fully carpeted.

The bedroom benefits from a PVCu patio door with Juliette balcony that overlooks the rear walkway.

Bedroom furniture as seen

Outside

To the front of the building is the car park with barrier and the property has one allocated parking space.

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 re market, 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 a viewing is arranged, we are still mindful of Covid-19 and would ask that you kindly cancel a viewing if you are unwell.

- 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:

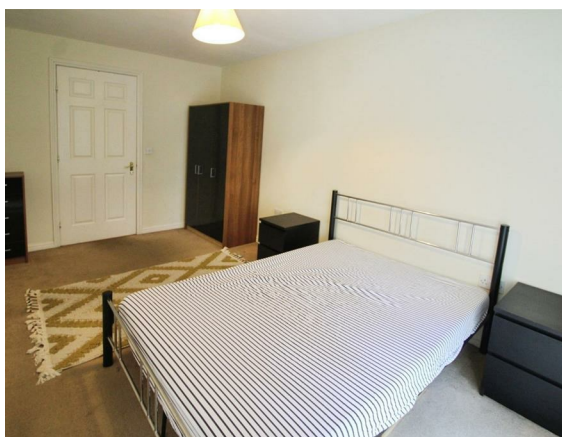
<https://www.gov.uk/check-tenant-right-to-rent-documents/how-to-check>.

- We will then commence referencing, if required.
- We use an external company to conduct referencing and they will check your credit, income and seek a landlord's reference (if you have rented recently). 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 on the morning of 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

No Deposit Scheme/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.





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.

