



Castle Lodge Gardens | Rothwell | LS26 0ZL

£950 PCM

Unfurnished Ground Floor Two Bedroom Apartment | EPC Rating C | Council Tax Band B | Deposit £1096 | No Deposit Scheme Offered/Reposit | Minimum 12 months tenancy | No smoking | Mobile Coverage Indoor & Outdoor, all main operators "Likely" as suggested by Ofcom | Broadband-Standard, Superfast & Ultrafast available as suggested by Ofcom | Available After 5 August

Emsleys | estate agents





Unfurnished Ground Floor Two Bedroom Apartment | Popular Location | Modern | Allocated Parking Space | Newly Decorated.

This ground floor, two bedroom apartment one with en suite shower room features PVCu double glazing and gas central heating. With neutral decor and carpeted throughout, the apartment is entered via an entry phone system and comprises: Lounge situated at the turret of the building with three windows, good size kitchen with integrated appliances including a gas hob, electric oven, washing machine and space for a fridge freezer. There is a modern bathroom with a three piece suite comprising a paneled bath with shower over, wash hand basin and W.C. and to the outside there is allocated parking and communal grounds.

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Please Read - Book A Viewing.

### Hallway

From the communal hallway the apartment opens into an inner hallway with doors to:

### Lounge (Reception) 4.88m x 3.66m (max) (16'36" x 12'35" (max))

This spacious lounge is situated within the 'Baroque' of the building and comprises modern decor and carpets and curtains, four bulb ceiling light and a central heating radiator. Three PVCu double glazed windows.

### Kitchen/Diner 5.18m x 2.44m (max) (17'35" x 8'60" (max))

Spacious kitchen with high and low level units, laminate work surfaces and tiled splash backs. Integrated appliances include an electric oven, gas hob, extractor hood, integrated washing machine and under counter fridge and freezer. Vinyl flooring and ceiling lights.

### Bedroom One 3.05m x 2.74m (max) (10'59" x 9'34" (max))

Double bedroom, fully carpeted, modern decor. radiator and en suite shower room

### En Suite 2.13m x 0.61m (max) (7'18" x 2'98" (max))

En suite shower room with shower cabinet, WC and wash hand basin.

### Bedroom Two 2.97m x 3.66m (max) (9'09" x 12'98" (max))

Double Bedroom with radiator, fully carpeted and modern decor.

### Bathroom 1.83m x 1.83m (max) (6'13" x 6'15" (max))

Modern bathroom with a three piece suite comprising a paneled bath with shower above, pedestal wash basin and W.C. With half tiled walls and a central heating radiator.

### Outside

There is one allocated parking space in the communal car park to the side of the building.

There is a communal bin store and garden area.

### 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.emsleysstateagents.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

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.

### 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.

