



New Forest Way | | LS10 4GH

£880 PCM

Two bedroom top floor apartment | Popular area | EPC rating C | Deposit £1015 | One allocated parking space | Available Now | Min 12 months Tenancy | A small pet considered with a £50 per month rent increase | Mobile: "Likely" indoor for EE & Three; "Likely" outdoor all major networks as suggested by Ofcom | Broadband ADSL: standard, superfast and ultrafast available as suggested by Ofcom.

Emsleys | estate agents

**** UNFURNISHED* TOP FLOOR APARTMENT* NEWLY DECORATED * NEW CARPET* ALLOCATED PARKING SPACE* A SMALL PET CONSIDERED WITH EXTRA RENT* COMMUNAL GARDENS*****

This two double bedroom top floor apartment is situated in the New Forest Village development and offers excellent access to commuter links including Leeds City Centre. The property has neutral decor throughout and briefly comprises; entrance hall, lounge, two double bedrooms and house bathroom. the apartment is fully electrical with electric wall heaters. Externally the property benefits from allocated parking with security telephone entry system.

EPC Rating C

Council Tax Band B(Leeds City Council)

Deposit £1015

12 Months minimum term

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

Mobile coverage - "Likely "indoor for EE & Three; "Likely" outdoor all major networks as suggested by Ofcom

No Smoking

Available Now

A small pets considered with an additional £50 per month rent.

READ "BOOK A VIEWING"

Entrance Hall

Access to the property is granted through an internal door opening up into the entrance hall with a telephone security entry system, built-in storage cupboard with shelving and internal doors into;

Lounge 4.29m x 4.32m (14'1" x 14'2")

This modern lounge is a modern light, bright room with an electric storage heater and PVCu double-glazed doors opening up onto Juliette balcony.

Fitted desk to the lounge, ideal for working from home.

Kitchen 1.70m x 3.86m (5'7" x 12'8")

A modern kitchen entered via an archway from the lounge. White wall and base units with black laminated work surfaces over. Integrated fridge/freezer, washer/dryer, dish washer, electric oven and hob with cookerhood.

Bedroom One 4.22m x 2.57m (13'10" x 8'5")

The master bedroom is a good sized double and is located to the front of the property with a PVCu double-glazed window.

Wardrobe, bookshelves.

Bathroom

Modern white three piece suite comprising; panelled bath with shower over, low flush WC, pedestal wash hand basin and extractor fan.

Vanity unit and heated towel ladder.

Laminate flooring.

Bedroom Two 2.49m x 3.43m (8'2" x 11'3")

Bedroom two is a good sized double located to the front of the property with a PVCu double-glazed window.

External

Externally the property benefits from allocated parking and a telephone security entry system.

Communal bin store.

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 Deposit).
- 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





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.

