



Springwell Gardens | Springwell Road | LS12 1BH £1,350 PCM

Brand New Development | Furnished Top floor Penthouse Apartment | EPC Rating B | Council Tax Band D | Deposit £1557 | Minimum 12 months tenancy | Broadband Fibre | Mobile coverage "Likely" all operators as suggested by Ofcom as suggested by Ofcom | Available 26 July

Emsleys | estate agents



Top Floor Furnished Apartment | Two Double Bedrooms | En-suite Shower Room | Large Picture Windows | Large Terrace with views of the city | Modern fittings | All electric with an EPC Rating B!

Looking for outdoor space in the centre of the city? This apartment features a large Private Terrace of 537sqft giving views over the city.

Looking for parking? This apartment has a secure underground parking space.

Springwell Gardens is an award-winning residential development, situated within the Leeds popular 'West End', The property is situated adjacent to the South Bank area of Leeds, circa 10 minutes' walk to the Leeds train station and Leeds City Centre. and a 5-minute walk to Wellington Place and array of bars and cafes.

The development has a secure entry system from both the car park and communal foyer. The lift takes you to the top floor and the entrance door leads to an open-plan living area. The modern fixtures and furniture add to the luxury feeling of the apartment and picture windows provide plenty of light to the rooms. The kitchen is fully equipped with an electric oven, induction hob with cooker hood over and an integrated slimline dishwasher and fridge/freezer. There is on-street permit parking available in vicinity or if requested the Landlord is able to rent a parking space located in the underground car park.

EPC Rating B

Council Tax Band D (Leeds City Council)

Deposit £1557

Minimum 12 months tenancy

Broadband Fibre-Standard, Superfast & Ultrafast available as suggested by Ofcom.

Mobile: Indoor & Outdoor all operators "Likely" a suggested by Ofcom.

Parking Space available at additional rent of £100pcm.

Available 26 July

Please Read "Book A Viewing

Open Plan Living Area 7.32m x 7.52m (max) (24'42" x 24'08" (max))

From the communal hallway, the apartment opens into the open-plan living area with designated areas for a lounge and dining/kitchen.

The areas have modern furnishings and fittings with neutral decor and laminate flooring. A door leads from the lounge area to the large terrace.

Utility Cupboard

The utility cupboard houses the electric water tank and plumbing for the washing machine.

Kitchen/Dining Area

The kitchen has modern high gloss units by 'Porcelanosa', an electric oven, induction hob with cooker hood over and an integrated fridge/freezer and slimline dishwasher.

Bedroom One

This double bedroom is fully furnished and features a picture window overlooking the terrace, is fully carpeted and has neutral decor.

Bathroom 2.36m x 1.52m (max) (7'09" x 5'51" (max))

This extensively tiled modern bathroom has a W.C, wash-hand basin, bath with shower over and glass shower screen and a heated towel ladder.

Bedroom Two 3.23m x 3.35m (max) (10'07" x 11'85" (max))

This double bedroom is fully furnished and features two picture windows giving lots of light to the room, is fully carpeted and has neutral decor. Door leading to:

En Suite Shower Room 1.22m x 1.22m (max) (4'53" x 4'69" (max))

This extensively tiled modern en-suite has a walk-in shower cabinet, wash-hand basin and heated towel ladder. An opaque picture window gives lots of light.

Exterior Terrace 5.99m x 9.14m (19'08" x 30'54)

From the lounge, the patio doors lead to this large terrace area with planted borders and views over the city.

Parking

The landlord can rent a space in the underground car park at an additional £100.00 pcm.

There is on-street permit parking via Leeds City Council



Tenant 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 remarket, 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:

We have the attached property available.

<https://www.emsleysestateagents.co.uk/renting/viewing-application-form/>

- 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/private-renting/document-checks>.

- We will then commence referencing, if required.
- We use an external company to conduct referencing and they will check your credit, and affordability. 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 24 hours before 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

NOTES FOR TENANTS

The property does not have a TV, linen or kitchen crockery or utensils.



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.

