Cross Green Lane | Halton | LS15 7QX

£695 Per Calendar Month

Unfurnished | One bedroom flat | EPC Rating C | Council Tax Band A | No smoking |No Deposit Scheme Offered /Reposit | Deposit £801 | Broadband ADSL, Standard, Superfast & Ultrafast available as suggested by Ofcom | Mobile Coverage: all operators "likely" outdoors and indoors other than O2, as suggested by Ofcom | Available After 18 September | Please read "Book A Viewing"

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WELL, PRESENTED * GOOD LOCATION * UNFURNISHED * FIRST FLOOR APARTMENT* ONE BEDROOM

Ideal for a single professional or a professional couple, this unfurnished first floor apartment is situated within close proximity of Primrose Valley and within easy access of the amenities of Halton High Street, Crossgates shopping centre, the train station is situated with easy access for commuting to the city centre or for motorway access. The property has neutral decor throughout, fitted carpets to the lounge and benefits from gas central heating and PVCu double-glazed windows. The property comprises; an open- plan living room/kitchen with modern white kitchen units, integrated gas hob, and electric oven, plumbing for a washing machine and space for a fridge/freezer. There is also a double bedroom and modern three-piece white bathroom suite with a shower over the bath. Unrestricted on street parking is available after 15 September.

EPC Rating C

Council Tax Band A (Leeds City Council)

No smoking

No Deposit Scheme Offered /Reposit

Deposit £801

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

Mobile Coverage: all operators "likely" outdoors and indoors other than O2, as suggested by Ofcom.

Available After 18 September

Please read "Book A Viewing"

Lounge 4.88m x 3.35m (max) (16'73" x 11'59" (max))

Entered via the communal lobby, the living area has neutral décor, new carpet and has PVCu double-glazed windows.

Kitchen 3.05m x 1.52m (max) (10'95" x 5'67" (max))

Situated off the living area, this modern kitchen has wall and base level units in white with a work top over. Gas hob, electric oven with extractor over, plumbing for a washing machine and space to stand a fridge or fridge/freezer.

Bathroom 1.22m x 2.97m (max) (4'62" x 9'09" (max))

Modern white bathroom suite with low level W.C, wash hand basin, bath with shower over and shower screen and is extensively tiled.

Bedroom 3.05m x 2.74m (max) (10'29" x 9'23" (max))

Double bedroom with neutral décor, fully carpeted, radiator and a PVCu double-glazed window

No Deposit Scheme Offered/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

Book A Viewing

To arrange a viewing, please complete our online application form via the website. we link below.

What Happens Next?

• Review Process: Once submitted, we will liaise with the landlord. If a viewing is approved, we will contact you to schedule a time. Please note that this process can take a few days.

• Arrival & Safety: Please make your own way to the property. For health and safety reasons, agents cannot share transport with viewers. Your agent will meet you at the address; please wait outside until they arrive and invite you to enter.

• After Your Viewing: If you wish to apply for the property, please confirm your interest via email to PropertyManagement@emsleysestateagents.co.uk.

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 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.

Directions

Leave Crossgates via Station Road. Opposite the train station, turn left crossing the road and turn right and then left onto Green Lane. Proceed along Green Lane, which will continue onto Cross Green Lane where number 8B can be found on the right hand side indicated by the Emsleys To Let board.

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.

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