



Castle Lodge Square | Rothwell | LS26 0ZG

£1,050 PCM

UNFURNISHED THREE BEDROOM TOP FLOOR APARTMENT | EPC Rating C
Council Tax Band B (Leeds City Council) | Deposit £1211 | No Deposit Scheme Offered/Reposit | Minimum 12 months tenancy | No smoking | Mobile Coverage Indoor & Outdoor, all main operators "Likely" as suggested by Ofcom | Broadband- ADSL, Standard, Superfast & Ultrafast available as suggested by Ofcom | Available Now

Emsleys | estate agents

*****UNFURNISHED* NEWLY DECORATED & NEW FLOORING * THREE BEDROOM APARTMENT *TOP FLOOR *POPULAR LOCATION* WELL PRESENTED* ALLOCATED PARKING SPACE* GREAT FOR COMMUTING*****
Situating in the highly sought after development of St Georges Park, close to Rothwell and with good commuter routes to Leeds and the M1 & M62 motorway. This well appointed three bedroom top floor unfurnished apartment has views overlooking the communal gardens and beyond and features gas central heating and double-glazing throughout. The apartment is decorated to a high standard throughout and comprises: Spacious lounge/dining, kitchen with appliances, two double bedrooms, a third bedroom and a bathroom fitted with a white three piece suite. To the outside there are communal gardens and one allocated parking.

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Please Read - Book A Viewing.

VIEWING HIGHLY RECOMMENDED

Hallway

From the communal area, the apartment opens up to hallway with doors to:

Lounge 3.66m x 4.57m (max) (max) (12'69" x 15'27" (max) (max))

Spacious lounge with newly decorated in neutral décor, new laminate flooring and views over the communal grounds..

Kitchen 2.44mx 2.44m " (max) (8'14" x 8'69 " (max))

Modern fitted kitchen with integral appliances including double electric fan ovens, gas hob, extractor hood, fridge and freezer, washer/dryer and dishwasher. Breakfast bar with stools, tiled flooring and splashbacks.

Bedroom One 3.05m x 2.74m (max) (10'62" x 9'30" (max))

Double bedroom with 'Sharps' fitted wardrobes and chest of drawers, newly decorated and new laminate flooring.

Bedroom Two 2.44m x 2.44m (max) (8'43" x 8'76" (max))

Double bedroom with newly decorated and new laminate flooring.

Bedroom three/Dining Room/Study 3.66m x 2.74m (max) (12'68" x 9'43" (max))

Double bedroom with newly decorated and new laminate flooring. This room could also be used as a dining room or study.

Bathroom

Modern bathroom with a white three piece suite comprising; panelled bath with shower over, shower screen, wash hand basin and WC.

Exterior

To the exterior is the car park with an allocated parking space and communal bin store.

Parking permits are required.

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.

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.

Book A Viewing

If you wish to view any of our properties , please use the link below and complete the application form

This can be used for all the properties you wish to view.

<https://www.emsleysstateagents.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

Directions

From our Rothwell office leave from Wood Lane and continue for some distance to where the St Georges Park Development is on the left hand side. Turn into the development, proceed past a row of townhouses and take the first right onto Castle Lodge Square. Turn right and the block is situated at the top of car park.





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.