Wheaton Avenue | Halton | LS15 7SS

£895 PCM

Unfurnished Two Bedroom Apartment | EPC Rating C | Council Tax Band A | No smoking
No Deposit Scheme Offered /Reposit |Deposit £1032 |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 Now

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*** UNFURNISHED * FIRST FLOOR APARTMENT * UNDERFLOOR HEATING * TWO DOUBLE BEDROOMS * GOOD LOCATION FOR COMMUTTING* ONE ALLOCATED PERMIT PARKING SPACE***

We are happy of offer for rent this unfurnished first floor apartment. The apartment has underfloor heating throughout off a gas central heating boiler and has two spacious double bedrooms. An open-plan reception room with dining and kitchen spaces which afford for a modern lifestyle. There is a well-maintained modern shower room. The flat is rated C on the EPC scale, demonstrating a reasonable energy efficiency level. It falls within council tax band A, making it an affordable choice.
Location-wise, the property enjoys a prime position with excellent public transport links close by, making commuting a breeze. Local amenities are plentiful, ensuring you have easy access to shops, restaurants, and other essential services. The property is also close to several schools, perfect for families with school age children.
EPC Rating C
Council Tax Band A (Leeds City Council)
No smoking
Pets Require Prior Written Consent from the Landlord's Lessor.
No Deposit Scheme Offered /Reposit
Deposit £1032
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 Now
Viewing highly recommended
PLEASE READ BOOK A VIEWING.

Entrance Hall
The communal staircase leads to the first floor and the entrance door to the apartment.
The internal hallway has door leading to:

Lounge/Diner/Kitchen 4.66m x 4.38m (15'3" x 14'4")
The open plan living area has modern decor and the lounge area if fully carpeted and kitchen has vinyl flooring.
Modern high and low units with work top over.
Electric oven and induction hob with cooker-hood over is provided.
Space for an under-counter fridge and plumbing for a washing machine,

Bedroom One 3.56m x 3.40m (11'8" x 11'2")
This double bedroom has windows to two aspects.
Modern decor and fully carpeted.

Bedroom Two 2.50m x 2.81m (8'2" x 9'3")
This double bedroom has modern decor and fully carpeted.

Shower Room
There is a modern shower room / wet room.
W.C, floating wash-hand basin, walk-in shower with glass panel.

Exterior
To the exterior are communal grounds with car park and one allocated parking space.

Pets
Pets Require Prior Written Consent from the Landlord's Lessor.
Any cost required to obtain consent will be met by the Tenant.

No Deposit Scheme/Reposit
The tenants may take the option of paying no deposit on this property in so far as they meet the criteria for Reposit.
An alternative scheme to deposits . Please ask the team for details.

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 Reposit 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.emsleysestateagents.co.uk/renting/viewing-application-form/

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

Please see a link to our website for properties.
https://www.emsleysestateagents.co.uk/

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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