



Conditioning Court, Cape Street | | BD1 4QZ    £750 Per Calendar Month

Unfurnished | Brand new city centre two bedroom apartment | EPC Rating D | Deposit: £865

**Emsleys** | estate agents



**\*\*\*Unfurnished \* Two Bedroom "Loft Style" Apartment\* Grade II Listed Mill\* Conditioning House\* City Centre Location\*\* Close to Forster Square Railway Station\*\*\***

Located adjacent to Forster Square retail park this Grade II building is entered via a grand atrium. The apartment is located on the 2nd Floor and comprises of: hallway, open-plan living space/kitchen with appliances, bathroom and two bedrooms; the master with an en-suite shower room. The apartment is all electric with ceramic panel heaters. The building has digital TV and SkyQ wired. There is unrestricted on street parking to the front and side of the building.

EPC Rating D

Deposit £865

Council Tax Band B (Bradford Council)

Broadband, standard, superfast & ultrafast available as suggested by Ofcom.

Mobile Coverage Indoor Three, 02 & Vodafone are "Likely". Outdoors All operators Likely as suggested by Ofcom.

No smoking.

Available after 20 June

**\*\*\*Viewing highly recommended\*\*\***

Please read BOOK A VIEWING

### Hallway

Entered from the external corridor the entrance hall has a door leading to:

### Storage Cupboard

The is a storage cupboard housing the water tank with space for some household items.

### Bathroom 2.13m x 1.78m (max) (7' x 5'10" (max))

The main bathroom has a three piece white with a low level W.C, wash-hand basin, a panelled bath with hand shower and is extensively tiled.

### Kitchen Area 2.29m x 3.30m (max) (7'06" x 10'10" (max))

Entered from the hallway this brand new kitchen area is offset to the living space. The kitchen has white gloss wall and base units, work tops over and integrated appliances of an under-counter fridge with freezer compartment, slim-line dishwasher, electric oven and ceramic hob with extractor above, tiled splashbacks and a laminate floor.

### Living Space 5.05m x 3.58m(max) (16'07" x 11'09"(max))

This good size living space has laminated flooring neutral décor and lots of window allowing a lot of light into the room.

### Bedroom One 3.30m x 2.82m (max) (10'10" x 9'03" (max))

This double bedroom is fully carpeted and has neutral décor .  
Door leading to:

### En-suite Shower Room 2.24m x 2.44m (7'4'08")

This brand new en-suite bathroom has a walk-in shower cabinet, low level W.C , wash-hand basin and is extensively tiled.

### Bedroom Two 4.52m x 2.64m (max) (14'10" x 8'08" (max))

This double bedroom is fully carpeted and has neutral décor .



### Outside

The building is entered via an impressive atrium with entrances to Mill one and Mill two receptions at the end .

The apartment is entered via Mill Two.

### 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 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.

### Book A Viewing

Thank you for your enquiry regarding our rental properties.

To arrange a viewing, please complete our online application form via the link below. You only need to submit this form once; it will cover all the properties you are interested in.

Viewing Application Form

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

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](mailto:PropertyManagement@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.

