

TO LET

**FLAT 2, 157 BRUDENELL ROAD
LEEDS LS6 1LS**

This is a second floor, unfurnished, one bedroom, self-contained flat situated above an office suite. The property is close to the excellent amenities of Headingley and has good access to the City Centre. The flat has floor coverings and electric heaters throughout.

The Accommodation comprises:-

GROUND FLOOR COMMON ENTRANCE HALL AND STAIRS, FIRST FLOOR FLAT ENTRANCE DOOR leading to LANDING and airing cupboard off, KITCHEN, LOUNGE with electric heater, DOUBLE BEDROOM with electric heater, BATHROOM/W.C. with electric heater.

RENT

£325 per calendar month exclusive



APPLYING FOR A TENANCY

Each individual who completes an application form (all persons over 18 must complete an application if they intend to live in the property), should return the completed application form together with a cheque made payable to **Carter Towler LLP** in the sum of **£80** to this office to cover the cost of processing the application including applying for references. This payment is non-refundable.

TERMS OF LETTING

The flat is available mid April 2009 (subject to references) and will be let on an Assured Shorthold Tenancy of 12 months. Shorter terms may be available by negotiation with a minimum term of 6 months. At the outset of the Tenancy, in addition to the first month's Rent of **£325**, there will be a Deposit payable of **£325** and an Administration Fee of **£80** including V.A.T. for preparing the Tenancy Agreement and related documentation and to include the Final Inspection at the end of the Tenancy. The Tenant will be responsible for payment of charges levied by Yorkshire Water and Council Tax or any like charges direct to the respective authorities. Under the terms of the Tenancy no animals, pets or children will be allowed in the flat. There is a shared responsibility for the cleaning of the communal staircase and landing with the tenant of Flat 1.

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F		35	(21-38) F
(1-20) G	7		(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC 		EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

VIEWING

Viewings can be made by appointment with Kim Ellis of the Chartered Surveyors.

KE/JDF22

Carter Towler LLP

Details prepared on 17 March 2009