

## TO LET

### **SECOND FLOOR APARTMENT (FLAT 3), VOUSOIR, 37A GREAT GEORGE STREET, LEEDS LS1 3BR**

This is a spacious, modernised, furnished, two bedroomed, second floor apartment in a block of five. An interesting feature of this flat is a double bedroom located on the mezzanine floor accessed by a metal spiral staircase. The property benefits from a modern kitchen fitted with fridge/freezer, washing machine/tumble drier, oven and hob and the bathroom has an independent electric shower fitted over the bath. There is laminate flooring or stained floorboards (with vinyl in the bathroom) and electric storage or convector heaters throughout the apartment. The block has a Fire Alarm and each apartment is fitted with a door entry phone system. Ideal City Centre location close to the Courts and Leeds General Infirmary. There is car parking to the rear which is shared with other residents of this block on a "first come, first served" basis.

The accommodation briefly comprises:-

GROUND FLOOR COMMON ENTRANCE, ENTRANCE HALL, STAIRS leading to FIRST AND SECOND FLOOR LANDINGS and to APARTMENT ENTRANCE DOOR, ENTRANCE HALL leading to BATHROOM, KITCHEN/LIVING ROOM, DOUBLE BEDROOM and spiral staircase to mezzanine DOUBLE BEDROOM.

#### **RENT**

**£600** per calendar month exclusive.

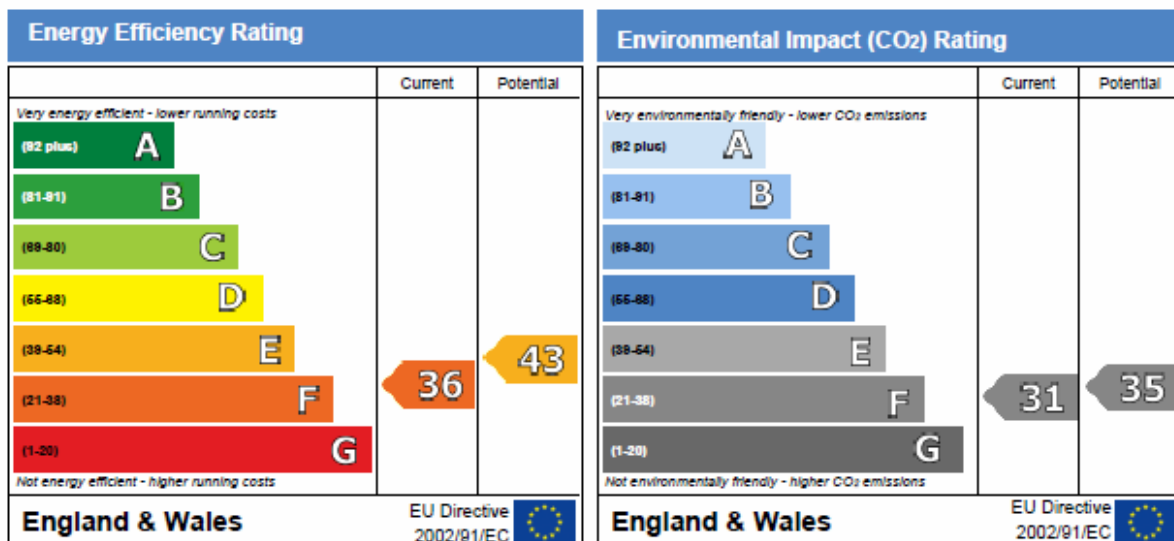
#### **APPLYING FOR A TENANCY**

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 TENANCY

The apartment is immediately available early August 2009 (subject to references) and will be let on an Assured Shorthold Tenancy of 12 months. Shorter terms may be available subject to a minimum Term of 6 months. At the outset of the Tenancy, in addition to the first month's Rent, there will be a Deposit payable of **£600** and an Administration Fee of **£100** including V.A.T. for preparing the Tenancy Agreement and related documentation and including the final inspection at the end of the Tenancy. The Tenant will be responsible for charges levied by Yorkshire Water, Council Tax and any like charges direct to the respective authorities. Under the terms of the tenancy no animals or pets will be allowed in the apartment. The apartment is considered unsuitable for children.

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 (CO<sub>2</sub>) emissions.



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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## VIEWING

The flat can be viewed by appointment with Kim Ellis at the offices of the Chartered Surveyors.

(Ref: KE/JD/R.34)

Details prepared: 10 July 2009