

TO LET

GROUND FLOOR APARTMENT (FLAT 2), WOODHOUSE PLAZA, 10 WOODHOUSE SQUARE, LEEDS LS3 1AD

Located in attractive Woodhouse Square, close to Leeds City Centre, this is a modern, furnished, one double bedroom, ground floor apartment in a block of twelve. The property benefits from a kitchen fitted with fridge/freezer, washing machine/tumble drier, oven and hob. There is a walk-in shower, washbasin and w.c., laminate flooring (with vinyl in the shower room) and electric heaters throughout the apartment. The block has a Fire Alarm and each apartment is fitted with a video entry phone system. This flat also benefits from car parking for one vehicle in the underground car park with lockable gates.

The accommodation briefly comprises:-

GROUND FLOOR COMMON ENTRANCE HALL, leading to APARTMENT ENTRANCE DOOR, FLAT ENTRY HALL, SHOWER ROOM, KITCHEN/LIVING ROOM, DOUBLE BEDROOM.

RENT

£500 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 **towlers** 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 available (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 **£500** and an Administration Fee of **£100** 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 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.

VIEWING

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

Ref: KE/CR/R.34

Details prepared: 28 April 2008

