



- Two bedrooms
- Second floor with lift access
- Central location
- Close to excellent transport links

Flat 1, 12a Albion Place, Leeds, LS1 6JS

A beautifully presented two bedroom, second floor flat in this landmark building in the heart of Leeds City Centre, close to the Victoria Quarter, Victoria Gate, Trinity Leeds and excellent transport links. The property benefits from lift access, double glazing and comprises, entrance hall with useful store cupboard, open plan living/kitchen, bedroom with built in wardrobes, second bedroom/office and bathroom.



£995 pcm



Property Description

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COMMUNAL ENTRANCE HALL

With stairs and lift to the second floor.

PRIVATE ENTRANCE HALL

With large store cupboard, electric heater and video door entry phone.

LIVING/KITCHEN

21' 11" x 14' 4" (6.69m x 4.38m) LIVING AREA
With double glazed windows to the front of the property and electric heater.



KITCHEN AREA

With a range of wall mounted cupboard, base units and drawers, washing machine, fridge with freezer box, dishwasher, electric oven, hob and extractor.

MASTER BEDROOM

12' 4" x 9' 2" (3.78m x 2.81m) With double glazed windows to the front of the property, built in wardrobe and electric heater.



BEDROOM TWO/OFFICE

11' 2" x 6' 2" (3.41m x 1.89m) With double glazed window to the front of the property and electric heater.

BATHROOM

7' 10" x 6' 8" (2.41m x 2.04m) With bath, shower over and glazed side screen, wc, basin and heated towel rail.

COUNCIL TAX BAND C

PETS

Please note that this property does not accept pets.

AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

RENTAL PROCEDURE

1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as



we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

PAYMENTS

1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following referencing the holding fee will be put towards your first month's rent. If your application is unsuccessful following referencing you will forfeit the holding fee.
2. The first month's rent is payable in advance prior to the commencement of the tenancy.
3. A bond / security deposit equivalent of up to five weeks rent will also be required prior to the commencement of the tenancy. Whitaker Cadre are members of the TDS Custodial Scheme and your bond will be held in this scheme for the duration of your tenancy.

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LS29 8FL

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements