



- Luxury two bedroom apartment
- 11th floor with balcony & spectacular views
- Landmark building in the heart of Leeds City Centre
- High quality fixtures & fittings
- Fitted wardrobes
- Bathroom & en-suite shower room
- Lift to all floors
- EPC rating C76
- Council tax band E

K2, Albion Street, Leeds

An immaculately presented fully furnished two bedroom luxury apartment, with stunning views in a landmark building, in the heart of Leeds City Centre.

The property benefits from lift access, balcony with far reaching views, fitted wardrobes, integrated appliances, two bedrooms and two bathrooms.

£2,400 PCM



Communal entrance

With lift and stairs to the 11th floor.

Private entrance hall

With door entry system, electric heater and cupboard housing the water cylinder.

Living / kitchen

20'6" x 16'4"

With spectacular viewings of the city centre and sliding doors to a large balcony.

Kitchen - A range of wall mounted cupboards, base units and drawers, oven, hob, washer/dryer, fridge and freezer.

Master bedroom

14'0" x 10'10"

With a range of fitted wardrobes, double glazed window and electric heater.

En-suite shower room

6'11" x 6'7"

With shower cubicle, basin, wc and heated towel rail.

Bedroom two

10'8" x 9'7"

With large double glazed window and electric heater.

Bathroom

6'11" x 5'10"

With bath, basin, wc and heated towel rail.

Agent 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

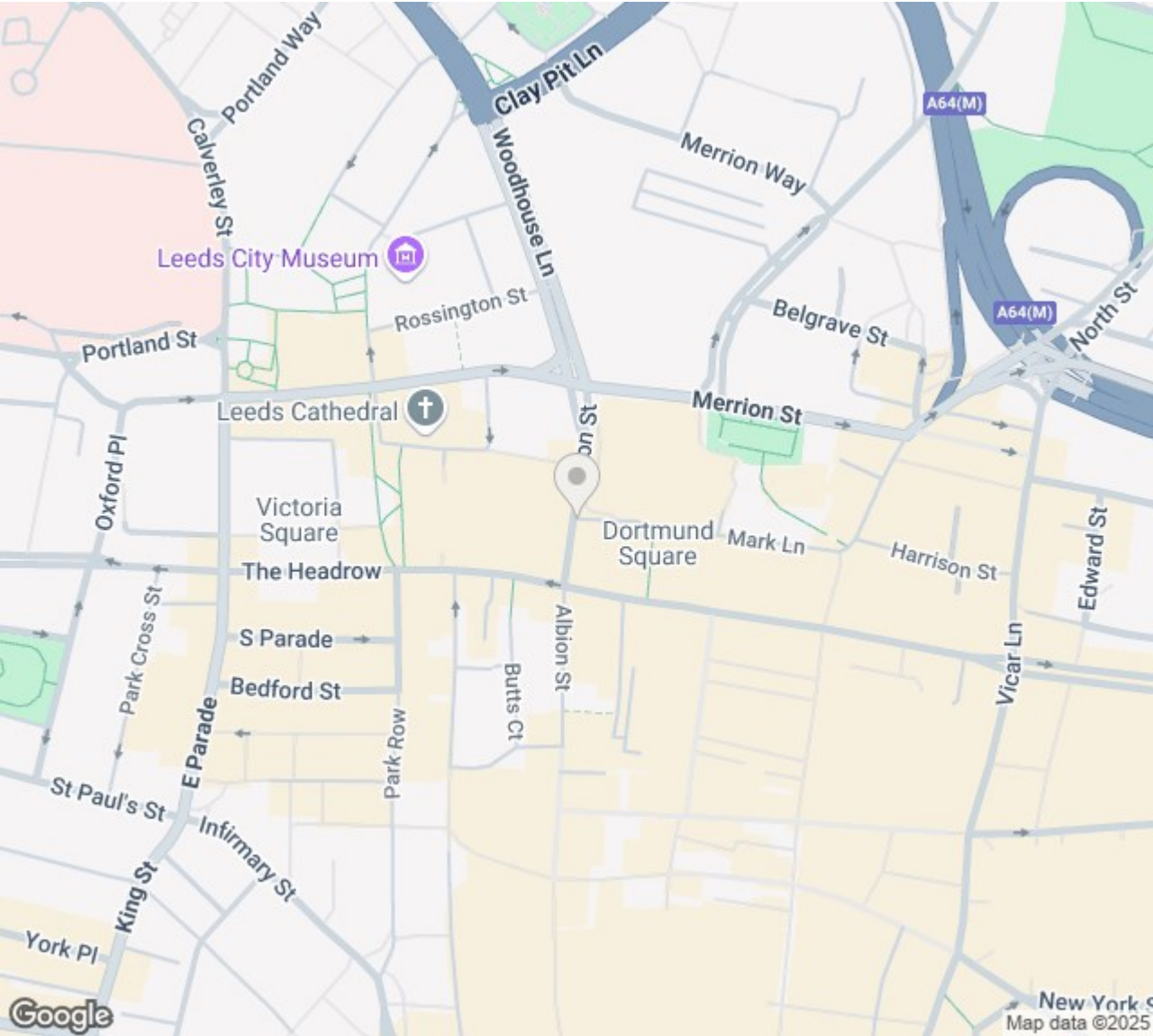
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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