



- Fully furnished two bedroom luxury apartment
- Landmark development with concierge
- Fourth floor with lift access
- Balcony
- High quality fixtures & fittings
- Modern kitchen with appliances
- Fitted wardrobes
- EPC C77
- Council tax band E

The Quays, Concordia Street, Leeds

A beautifully presented, fully furnished two bedroom apartment in a landmark development, in the heart of Leeds City Centre.

The property benefits from an onsite concierge and comprises, generous entrance hall, living room with balcony, modern kitchen, master bedroom with en-suite shower room, second double bedroom and bathroom.

£1,595 PCM



Communal entrance

With concierge desk and lift to the fourth floor.

Private entrance hall

With door entry system, useful store cupboard and electric heater,

Living room

16'4" x 10'2"

With sliding doors to a good sized balcony.

Kitchen

9'6" x 8'2"

Modern kitchen with a range of wall mounted cupboards, base units and drawers, oven, hob, dishwasher, fridge/freezer and washer/dryer.

Bedroom One

19'8" x 8'6"

With fitted wardrobes, electric heater and double glazed window.

En-suite shower room

5'6" x 4'11"

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

Bedroom two

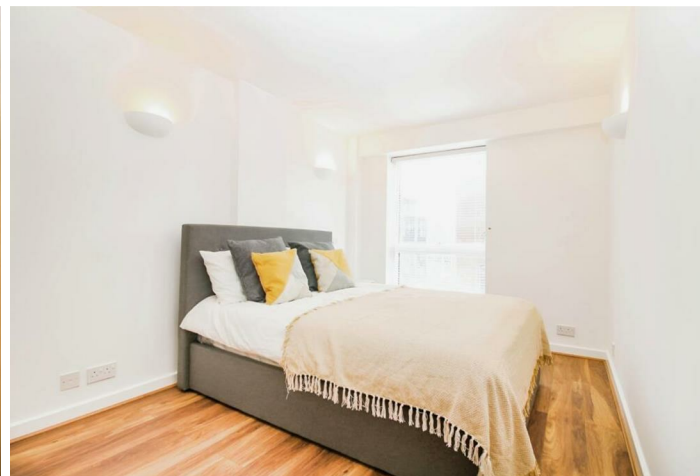
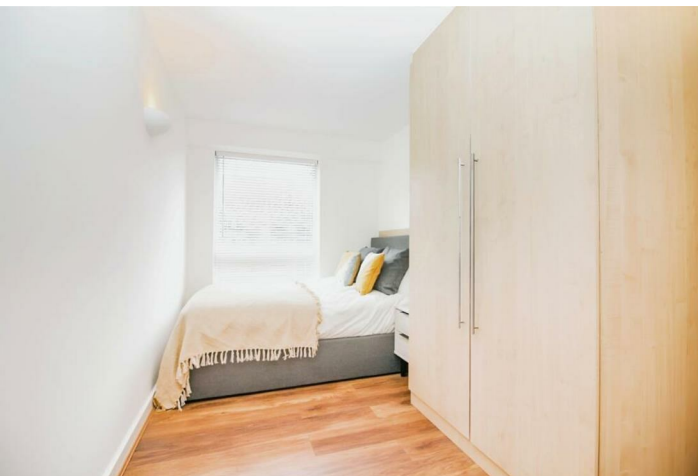
13'9" x 7'2"

With fitted wardrobes, electric heater and double glazed window.

Bathroom

8'2" x 4'11"

Modern bathroom with bath, glazed side screen, wc, basin 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

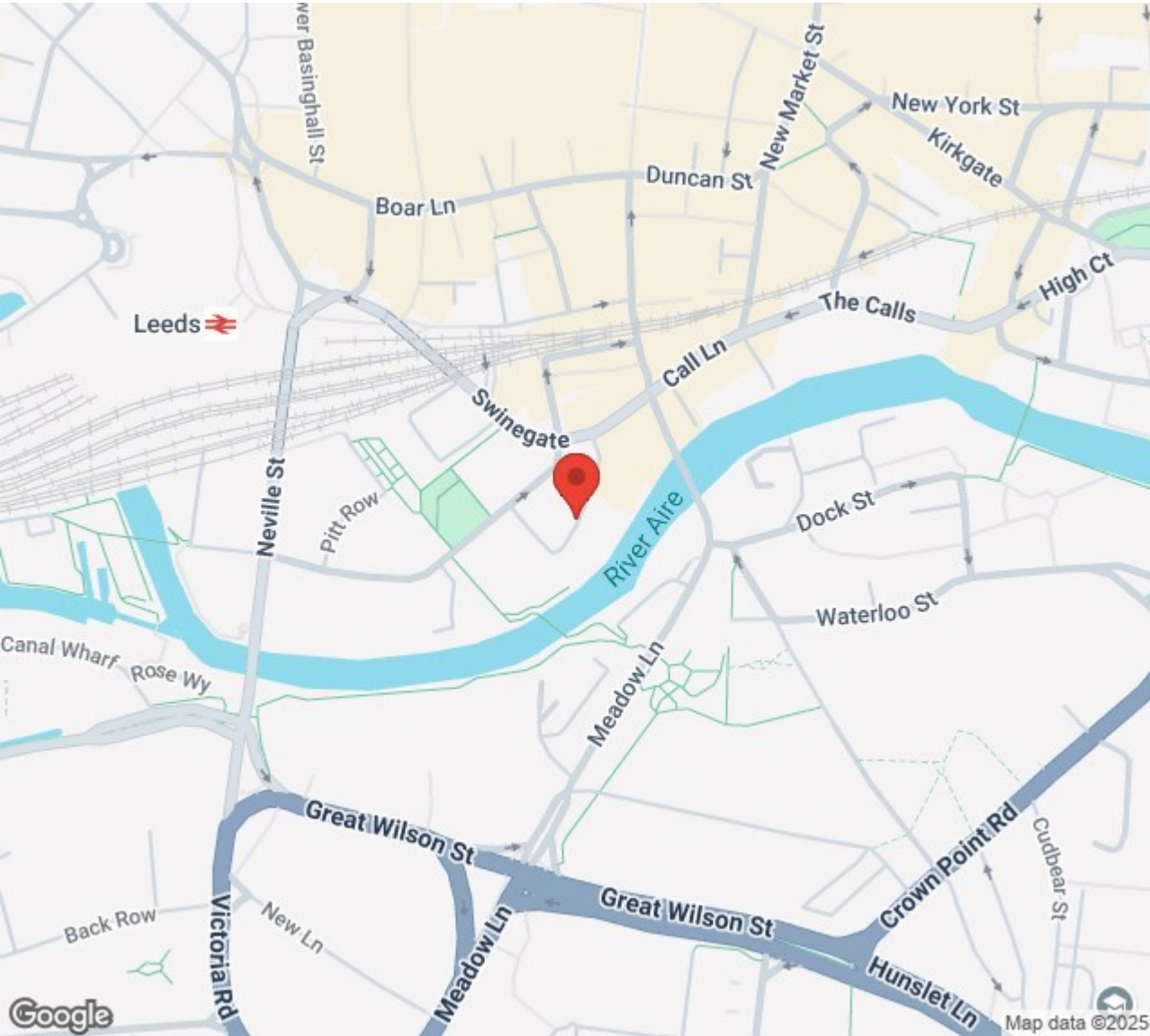
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		
(81-91) B	77	82
(69-80) C		
(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 are 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