



- Two bedroom riverside apartment
- Stunning views from the 8th floor
- Private balcony overlooking the River Aire
- Light & airy accommodation
- High spec kitchen with integrated appliances
- Luxury bathroom
- Fitted wardrobes to master bedroom
- Excellent location
- Council tax band D

Magellan House, Armouries Way, Leeds

£1,650 PCM

An immaculately presented two bedroom apartment, on the 8th floor of a popular apartment development, in the heart of the Leeds Dock area.

The property benefits from a private balcony with spectacular views of the River Aire and city beyond. Located within easy walking distance of the city centre, the development is well served by excellent amenities nearby, including bars, coffee shops, restaurants, gyms and Tesco Express.



Communal entrance

With lift and stairs the 8th floor.

Private entrance hall

With large store cupboard, electric heater and door entry system.

Living room / Kitchen

18'6" x 17'8"

Living area - With stunning views, door to the balcony, double glazed window to the side and electric heater.

Kitchen area - With a range of wall mounted cupboards, base units and drawers, fridge/freezer, dishwasher, washer/dryer, oven, hob, microwave and extractor canopy.

Master bedroom

14'9" x 9'5"

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

Bedroom two

13'1" x 8'6"

With double glazed window and electric heater.

Bathroom

7'4" x 5'5"

Luxury bathroom comprising, bath with shower over and glazed side screen, basin, wc, heated towel rail and vanity cupboard.

No Pets

Please note that this property does not accept pets.





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

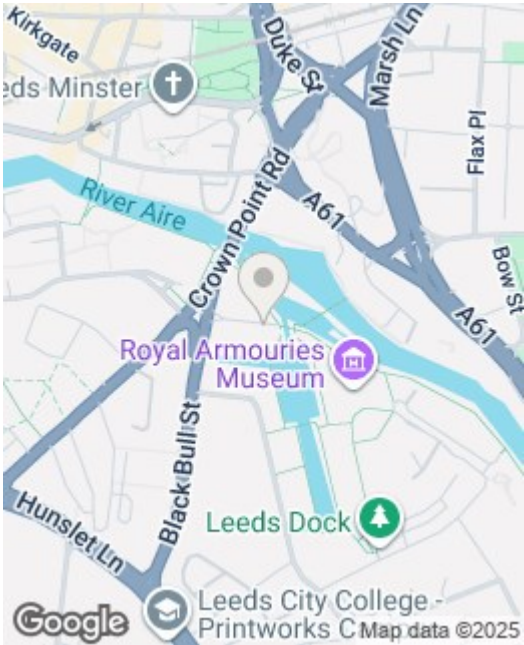
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork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