



- Two bedroom fully furnished apartment
- 6th floor with balcony
- Landmark development with concierge
- Lift and stairs to all floors
- Close to Leeds University
- Fitted wardrobes in both bedrooms
- High quality fittings and furnishings throughout
- EPC rating C75
- Council Tax Band C

## Basilica, King Charles Street, Leeds

An immaculately presented, two bedroom fully furnished apartment on the 6th floor of this landmark building in the very heart of Leeds City Centre.

The property benefits from an onsite concierge, lift access, stunning views and comprises, open plan living/kitchen with balcony, bedroom with en-suite shower room & fitted wardrobes, further double bedroom, bathroom and utility cupboard.

**£2,200 PCM**



### Communal entrance

With concierge desk and lift to the 6th floor.

### Open plan living / kitchen

17'4" x 11'1"

Kitchen area - With a range of wall mounted cupboards, base units and drawers, electric oven, hob, dishwasher, fridge with freezer compartment.

Living area - Lovely bright space with sliding door leading to a covered balcony, with spectacular views.

### Bedroom

9'7" x 9'1"

With electric heater, fitted wardrobe and double glazed window.

### En-suite shower room

5'6" x 4'7"

Comprising, shower cubicle, basin with cupboard below and, wc.

### Bedroom

9'11" x 10'2"

With floor to ceiling corner windows, additional window, fitted wardrobes and electric heater.

### Bathroom

5'6" x 5'5"

Comprising bath with shower over and glazed side screen, basin, wc and heated towel radiator.

### Inner hallway

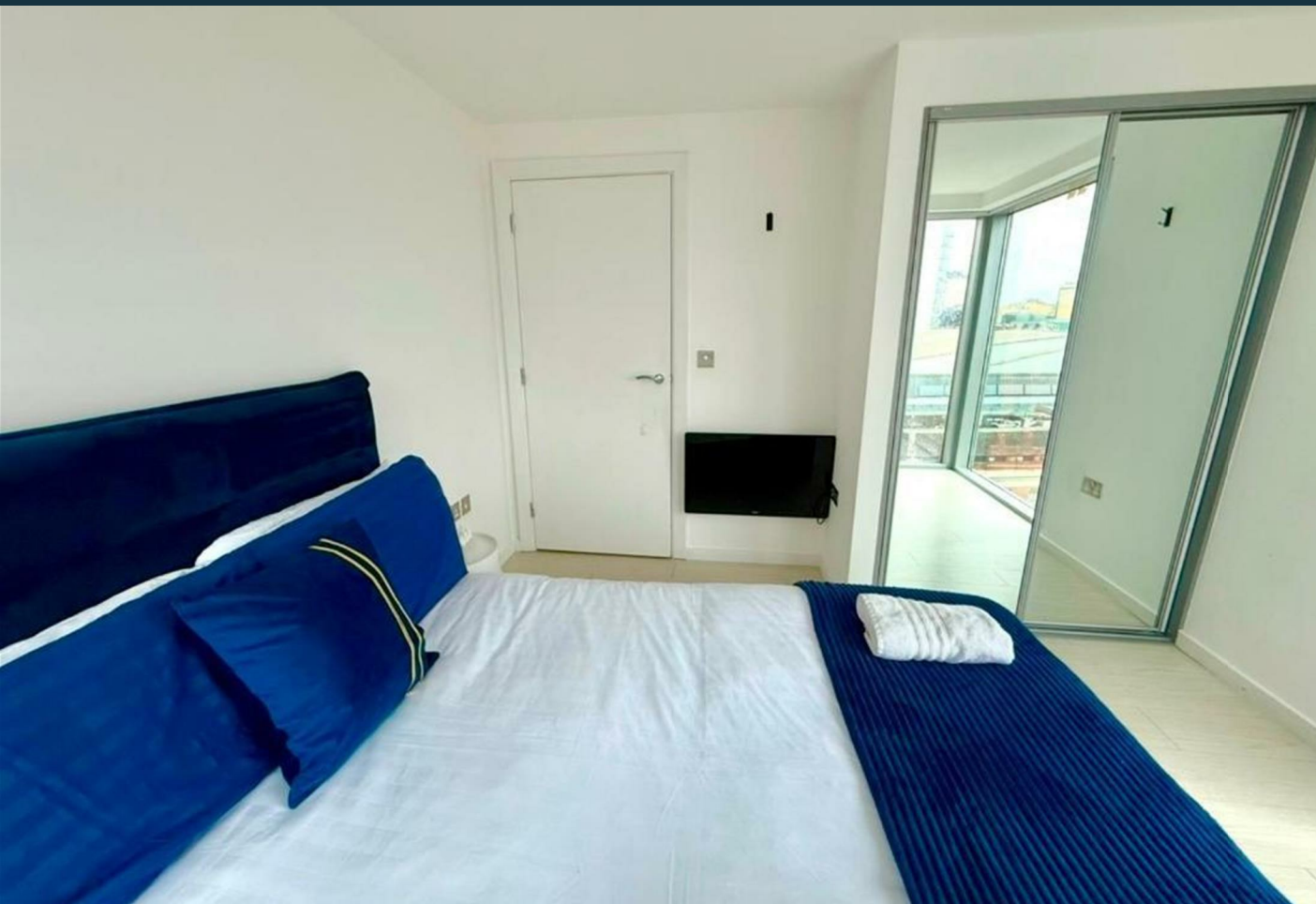
With useful store cupboard, hot water cylinder and washer/dryer.

### 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 six 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

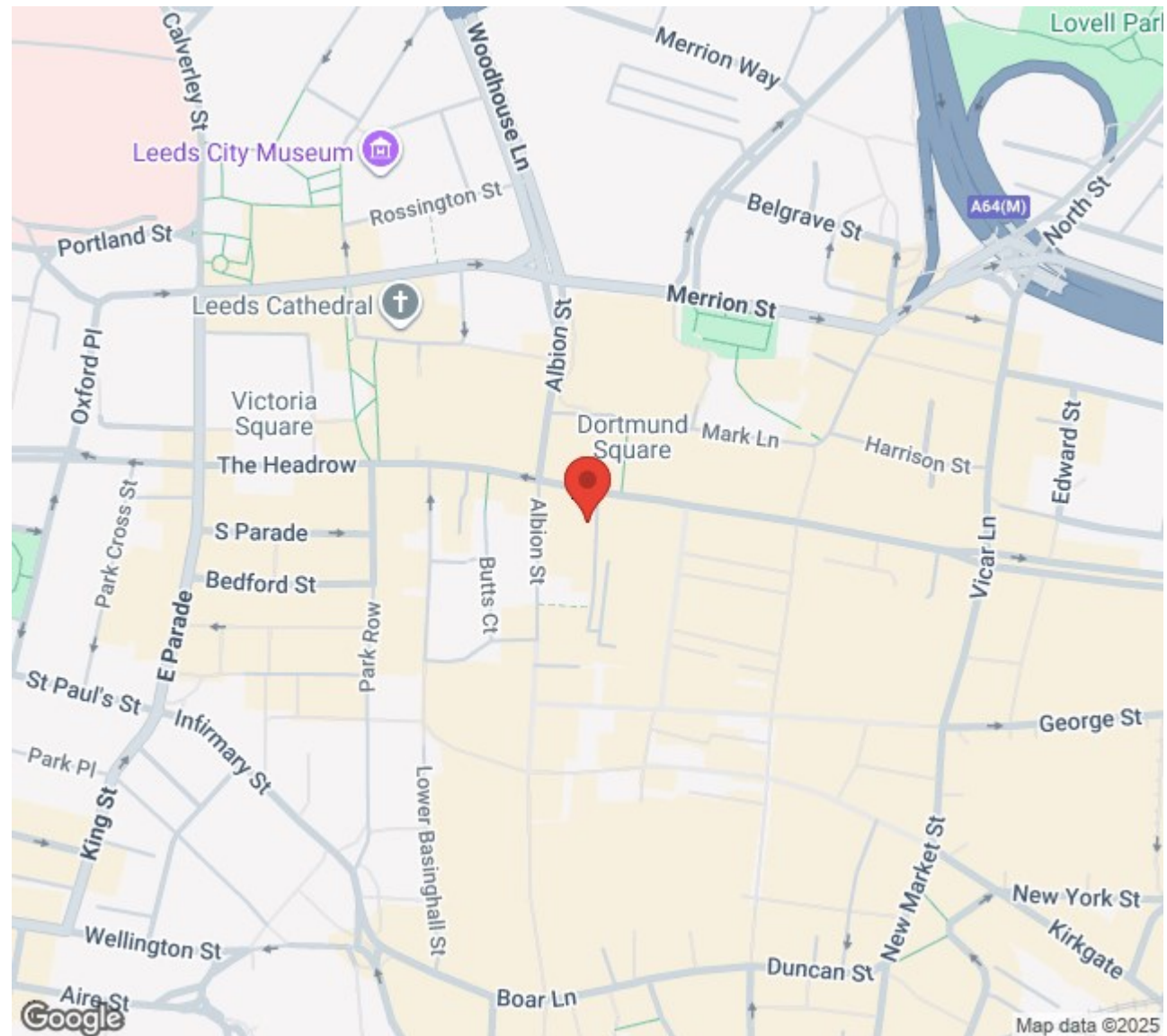
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Richmond House  
Redvers Close  
Leeds  
LS16 6QY

www.whitakercadre.com  
0113 323 1347  
info@whitakercadre.com

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.