



## 18 Tavistock Park Leeds



## 2 Bedroom Apartment £825 Per Month

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
Tel: 0113 231 1033  
Fax: 0113 203 8333

**Web Site**  
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[sales@kathwells.com](mailto:sales@kathwells.com)

**18 Tavistock Park, Wortley, Leeds, West  
Yorkshire, LS12 4DD**

**Fitted Kitchen:**

**COMMUNAL ENTRANCE:**



Electric oven, electric hob, stainless steel sink and drainer, space for a fridge / freezer, plumbing for an automatic washing machine

**Entrance Hillway:**



**Bedroom One:**



Fitted / built-in wardrobes

**Living Room & Dining Area:**



**Bedroom Two:**



Fitted / built-in wardrobes

### Bathroom / WC:



A white suite: panelled bath with shower above, wash basin, low flush WC

### TO THE OUTSIDE:



### Communal Gardens:



Shared communal gardens

### Parking Space:



Allocated and visitor parking spaces

### Permitted Payments(s)

As well as paying the rent, you may also be required to make the following permitted payments:

Before the tenancy starts:

- i) A Holding Deposit: capped at 1 week's rent
- ii) A Security Deposit: capped at five weeks' rent

During the tenancy:

- i) Payment of up to £50 (including VAT) if you want to change the tenancy agreement
- ii) Payment of interest for the late payment of rent (calculated at a rate of 3% above the Bank of England's base rate from the date the rent falls due, until the date it is paid)
- iii) Payment for the reasonably incurred costs for the loss of keys/security devices
- iv) Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

Other permitted payments may include:

- i) Any other permitted payments, not included above, under the relevant legislation including contractual damages.

### EPC LINK:

<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2738-0370-2524-2645>

### Council Tax Band / EPC Rating:

Council Tax Band: A / EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(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	

## Floor Plan