



23 St. Edmunds Court, Roundhay, Leeds, LS8 1EZ

Rent: £500 Per Month : Deposit: £576

An excellent one bedroom, fully furnished, first floor retirement apartment is available to rent from 24/11/2019. With security entry and communal facilities which include 24-hour Careline, residents lounge, warden, guest suite and automatic lift to all floors.

The apartment briefly comprises electric off peak heating, UPVC double glazing, entrance hall, living room, fitted kitchen, large double bedroom with built in wardrobes, bathroom. Maintained grounds, parking, EPC rating - B.

Set just off Street Lane the development is ideally situated for local shops and restaurants. There is a medical practice a short stroll away and excellent transport links on Street Lane.

Applicants must be aged 60 or over. The landlord is looking for a minimum 12-month rental with tenants who are non-smokers. No pets allowed. Placement is subject to receipt of satisfactory references.

KITCHEN



BEDROOM



LOUNGE



HOW TO GET THERE

From our office on Harrogate turn east along Street Lane, eventually turning on to Devonshire Avenue where St Edmunds Court will be found on the left hand side.

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday, 9am to 4pm on Saturdays and 11am to 2pm on Sundays.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the rental

Alan Cooke Estate Agents Ltd
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LOUNGE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(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 	

