



# 1 Town Hall Chambers

49 King Street, WAKEFIELD, WF1 2SN

To Let £575 pcm

Holroyd Miller has pleasure in offering for Let this one bedroomed apartment within the renowned 'King Street Chambers' development. Located in the heart of the Civic Quarter. Briefly comprising: Open plan living room and kitchen with modern shaker style kitchen and integrated appliances, large master bedroom, house bathroom with shower. A parking space is available at an additional cost of £50 per month. Available immediately

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## COMMUNAL ENTRANCE

## PRIVATE HALLWAY

With security intercom system and wall mounted heater

## BEDROOM

10' 11" x 11' 2" (3.35m x 3.42m)

Double bedroom having sash style window and electric heater, being newly decorated and having newly fitted carpet

## HOUSE BATHROOM

Fitted with a modern white suite comprising low flush W.C, and hand basin, bath with shower over, fully tiled, downlighting to the ceiling

## LOUNGE

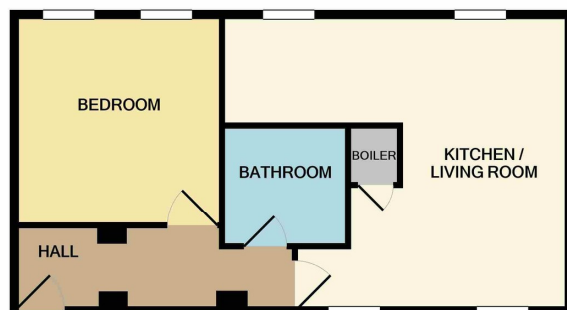
15' 4" x 15' 9" (4.68m x 4.81m) At Widest Point

Large lounge with boiler cupboard, three sash style windows and having high ceilings, the lounge has been recently re-decorated and had newly fitted carpet.

## KITCHEN

6' 8" x 5' 10" (2.05m x 1.79m)

Fitted with walnut effect wall and base units, contrasting work top areas, integrated appliances including fridge/freezer, slimline dishwasher, washing machine, oven hob and extractor fan, stainless steel sink and drainer, sash style window.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## TENANT INFORMATION

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Unfurnished

Date Available: Immediately

Rent £575.00

A Refundable Tenancy Deposit £663.00

As well as paying the rent and payment in respect utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments.

Before the Tenancy Starts payable to Holroyd Miller 'The Agent'

Holding Deposit: 1 Week's Rent equalling £132.00

During the Tenancy payable to the Agent/Landlord

Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred.

Early termination of Tenancy the Tenant is required to pay the rent as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/Landlords Agents costs to cover any referencing and advertising costs. Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Holroyd Miller is a member of RICS Client Money Protection Scheme, which is a client money protection scheme and is also a member of The Property Ombudsman Scheme which is a Redress Scheme. You can find out more details by contacting the agent direct.

