



Brand New 1 & 2 Bedroomed Apartments + Just Released + Prices range from £1380 to £2400 PCM. A magnificent range of ONE & TWO BEDROOMED APARTMENTS, beautifully presented within this imposing & prestigious Grade II listed City Centre conversion! Most provide a spacious duplex aspect with a fantastic mix of contemporary & highly characterful accommodation. Generous room proportions and exceptional attention to detail. Each apartment offers an individual light & airy layout and is sympathetically improved throughout, retaining much of the original Victorian character & attractive period features, not often seen in more modern purpose built developments! Very tastefully decorated and fitted with stunning kitchens, some with kitchen 'Islands' and most with fully tiled bathroom suites and free standing baths! Additional features include; Onsite Gym + Roof Top Communal Gardens + Lifts to all floors & 24 Hour Concierge + Wifi enabled Bose Speakers + Available Unfurnished Or Furnished at higher monthly prices. A highly prominent central position enjoying all the local amenities & entertaining city life, only a few minutes walk to the main University Campus' and hospitals! We understand the proposed opening of the Gym & Communal gardens are at the end of June 2025. A deposit equal to the 1st months rent will be required which will be registered with an approved scheme within 30 days of initial payment. A holding deposit of £100 is required when making an application. If the application is approved the holding deposit will go towards the first month's rent payment.



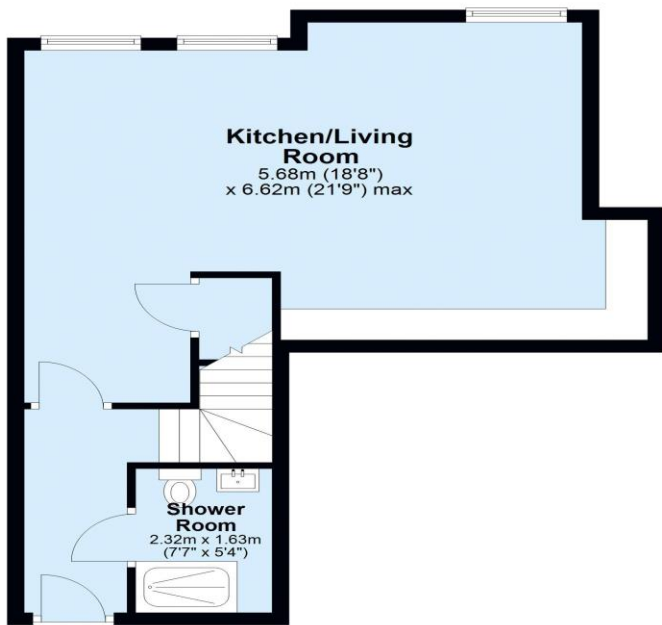
21 OTLEY ROAD LEEDS LS6 3AA T: 0113 278 7427 enquiries@castlehill.co.uk www.castlehill.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	55 D
39-54	E		
21-38	F		
1-20	G		

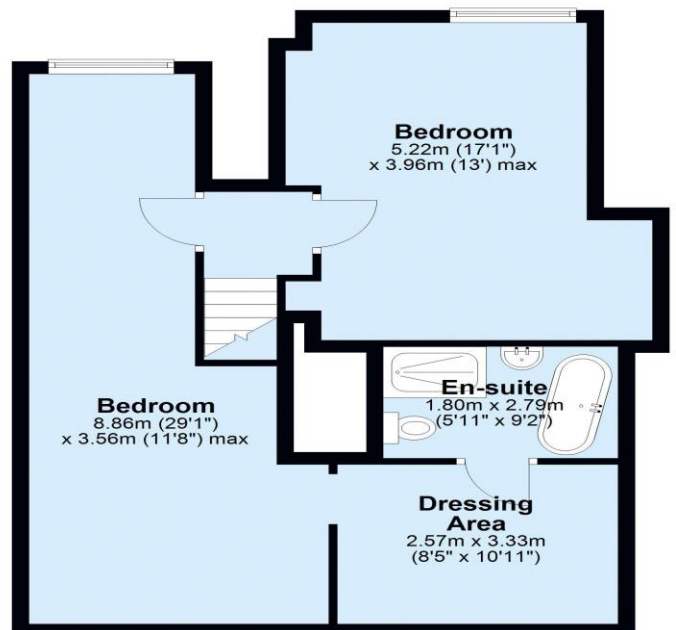
First Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



Second Floor

Approx. 59.9 sq. metres (644.3 sq. feet)



Total area: approx. 106.9 sq. metres (1150.2 sq. feet)

Tenant application process

All prospective tenants will need to complete an initial application form. This can be emailed, collected from the office or downloaded from our website or click this [link](#). Applications will then be processed for credit checking and referencing. A holding deposit of £100 per property is due, which on confirmation of a successful application, will be deducted from the first month's rent. If an application is not accepted, Castlehill reserve the right to withhold some or all of the holding deposit if misleading or false information is provided on the application form or the tenant withdraws their application without good reason. In some cases a guarantor may be required. All rents are due at least one month in advance. A deposit of at least the equivalent to one month's rent will be required which will be registered with approved scheme. Smoking and pets are prohibited in all properties unless specifically agreed by Castlehill/The landlord. Fees may apply to tenancy variations, early termination of tenancies, late rent and any property lock/security device repairs/changes as a result of lost keys or tenant negligence. Full details available on our website or click this [link](#).

Viewings - All viewings are by appointment. Please note that some viewing arrangements may require at least 24 hour's notice.

Council Tax Band - 2

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending tenants must rely upon their own inspection of the property.