



Grosvenor House Apartments

115



cornerstone
ESTATE AGENTS

Apartment 8, 115 Long Lane
Huddersfield



Apartment 8 Huddersfield

RENT £650 pcm / BOND £750

GROSVENOR HOUSE APARTMENTS IS A STUNNING DEVELOPMENT OF 9 APARTMENTS AND ONE MEWS HOUSE. APARTMENTS OFFER SPACIOUS LIVING ACCOMMODATION, ONE DOUBLE BEDROOM AND MANY STUNNING FEATURES SUCH AS ORIGINAL PERIOD FIREPLACES AND STYLISH KITCHENS WITH GRANITE WORKTOPS.

This stylish apartment is ideal for working professionals or anyone who's wanting to rent a stylish home. The properties have been tastefully converted and have been finished to an excellent standard. The apartments have been fitted with stylish high gloss kitchen work tops. The apartments have also been fitted with hardwired internet cables to allow uninterrupted gaming in all the rooms. In brief, this property comprises of:

Communal Entrance Hall. - Black and white, Victorian effect tiled floor, glass-fronted inner door with matching Oak wooden doors. State of the art high-resolution security cameras and a meter cupboard.

Hallway - Carpeted flooring with a wall mounted alarm panel and intercom entryphone system. Doors leading to the bedrooms and living accommodation.

Bedroom - Double size room with carpeted flooring and a UPVC window with views to the rear of the building.



Bathroom - Stylish bathroom with an L-shaped shower bath and screen. Vanity style wash basin with a storage cupboard. Low level concealed system WC. There is also an airing cupboard with the state of the art electric boiler and pressured water system.

Open Plan Kitchen/Living Room. - Stunning kitchen with a range of floor and wall mounted high gloss storage units. Granite worktops, and a four ring electric hob and stainless steel/glass extractor fan. Built-in Oven and space for a washing machine and dishwasher. This kitchen is open plan leading into the living room.

Outside - To the front of the property, there is a stylish open plan area with ornate railings and a driveway leading to the gated fully secure parking, To the rear of the property there a private parking space.

The access to the rear is through electric gates, pass code required at the control panel. Each apartment also has an electric point for charging your car. This property has cameras covering the car parks and entrance hall. 24-hour recording for security and safety. Security lighting will also be installed.

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information,

fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

ADDITIONAL INFORMATION Council Tax: Band A

EPC: D

What3Words: plots.audit.enjoyable

Parking: Private secure parking

UTILITIES Electric: Mains

Water & Drainage: Mains

Heating: Electric

Broadband: Superfast Available

Mobile Coverage: 4G Available - check with your provider.

AGENT NOTES While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		

