

WILDCAT PROPERTY MANAGEMENT

1431 ANDERSON AVE.
MANHATTAN, KS 66502-4030
785-537-2332

311 Poyntz -- 2nd Floor Apartment

Completed in 10/2004

2 Bedrooms – 2 Bathrooms

\$ 1,000.00

Tenants Set Up Accounts for: Electric, Phone, Cable, Internet

Management Pays for: Water, and Trash

Total Living Square Footage is 1,000 sq. ft.

Located on the corner of Poyntz and 3rd Street above a store

A short drive from KSU, Manhattan Christian College and Aggieville

Kitchen is equipped with a Refrigerator, electric stove, and dishwasher

Laundry room with washer and dryer

The living room has a full wall of windows that look out on Poyntz Ave and the Mall

Both Bedrooms are located at the back of the apartment.

The master bedroom suite has a bedroom area of 13' 6" x 11' plus two closets, shower, stool and counter with a single sink and floor to ceiling cabinet.

The second bedroom is 13' 6" x 11' plus a large closet with sliding doors.

The second bathroom is located in the hall with a stool, shower and single sink

The dining room is about 14 x 10, the kitchen area is about 10 x 10, the living room is 30 x 12

The overall dimensions of the apartment are 57' long x 22' wide.

A door at the front of the building accesses the apartment;

Parking is controlled by the City of Manhattan, a public parking lot is located behind the building, a special permit from the city is available for downtown residents for overnight and long-term parking in the lot. There is limited timed parking available on Poyntz.

The Tenant will be fined \$500.00 if any type of dartboard is installed or evidence of damage from dartboard usage is found; OR if any pet(s) or animals(s) are kept or allowed to visit the property. For a complete listing of all rules make sure to read the lease and the "Rules and Regulations" those are an addendum to the lease.

LATE FEE: \$35.00 per person when paid on the 6th or after, PLUS \$5.00/day