

WILDCAT PROPERTY MANAGEMENT

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

315 Poyntz -- 2nd Floor Apartment

Completed in 2007

1 Bedroom – 1 Bath \$ 800.00

Tenants Set Up Accounts for: Electric, Phone, Cable

Management Pays for: Water, and Trash

Total Living Square Footage is about 1,000 sq. ft.
Located on Poyntz between 3rd & 4th Street above a store
A short drive from KSU, Manhattan Christian College and Aggieville

The overall dimensions of the apartment are 67' long x 16' wide.
The living room has a full wall of windows that looks out over Poyntz Ave
The Bedroom is located at the back of the apartment.
The bedroom is 14' 4 1/4" x 16' with direct access to the bathroom and a large walk-in closet
The bathroom is located in the center of the unit with doors to the hall & bedroom, it has a large shower, a counter with a sink and a separate vanity with good counter space and drawers and a linen cabinet.
The kitchen is U-shaped and opens onto the living room with a large breakfast bar and is equipped with a stove, refrigerator, electric stove and dishwasher, double sink and garbage disposal.
A stacking washer and dryer is located in the mechanical room between the bathroom and kitchen
The front door is on Poyntz for direct access to the apartment up a flight of stairs, at the top of the stairs is a 7' x 4' landing with a large closet.

Parking is controlled by the City of Manhattan, a public parking lot is located behind the building and there is limited timed parking available on Poyntz.

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 animal(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" that are an addendum to the lease.

LATE FEE: \$50.00 If Paid on 6th PLUS \$5.00/day thereafter