



*For Rent*

# 1035 Bank St - Unit #1508

 Glebe

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Sophisticated urban living at its finest in the heart of the Glebe! Situated directly in Lansdowne Park, The Rideau boasts unbeatable location with Ottawa's best amenities right at your door – concerts, sporting events, framers' markets + trendy shops, restaurants, bars & so much more! Tucked up on the 15th floor, huge windows fill unit with bright sunny light & offer stunning views over the Rideau Canal & Old Ottawa South + BONUS stadium views from private balcony, lounges & lobby. Modern & open concept layout features hardwood throughout, large living space with access to good size balcony, dining area, den & lovely kitchen with modern flat white cabinetry, stone counter tops, SS appliances including XL fridge & peninsula island. Frosted sliding doors separate bedroom from main living area, providing a sense of calm. Spa-like ensuite bathroom with oversized glass panel shower. Included underground parking with access to the shops helps to avoid the winter chill! Additional fantastic amenities including in unit laundry, concierge, well equipped gym & bicycle room. Great transit access & close proximity to downtown.



### **Tenant is Responsible for Maintenance of:**

- Keeping interior of home clean & tidy state
- Removing garbage & recycling from home
- Changing light bulbs
- Letting Landlord know of any leaks, broken appliances, fire alarms that require maintenance
- Maintaining Tenant insurance on property for term of lease and any extension thereof
- Filtration system in fridge for water dispenser must be changed every 6 months
- The wall vent from the dryer must be cleaned every time the dryer is used
- The washer and dishwasher must be cleaned every six months

### **Utility Costs - paid by tenant**

- Electricity fee
- Natural gas fee
- Water/Sewer fee
- Internet/cable fee

\*Hydro, water and electric bills all combined through Carma Billing - approx. \$40-\$70/month depending on usage

Monthly rent to be paid to Landlord the 1st of each month prior to 5 p.m.

### **Inclusions**

- Kitchen appliances: refrigerator, built-in oven, cooktop, dishwasher, microwave/hood fan
- Washer & dryer, all light fixtures, window blinds, garage door opener & remote
- One Underground Parking: C40/040, Level P0





Are you ready  
to make this  
house a *home*?

**Natalie McGuire**

Sales Representative

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