

# 2 Bedroom 1 Bath in Controlled Access Building

**2**  
BEDS

**1.0**  
BATHS

**\$1,300**  
RENT

(303) 572-8778 x 301  
www.theshermanagencyinc.com



## PROPERTY ADDRESS

2356 S. Linden Court  
Apt. B  
Denver, CO 80222

SQUARE FEET: 814    AVAILABLE: Now

## DESCRIPTION

Roomy 2 bedroom/one bath unfurnished garden level apartment. Full-size washer/dryer hookups, one off-street parking space, new carpet, large pantry, controlled access 4-plex building. Front and back entry to apartment. This is a must-see!

Tenant pays gas/electric/water. One small pet accepted with additional pet deposit and fees (one-time fee plus monthly fee).

Conveniently located near shopping center and entertainment within 0.4 miles away, or about an 8-minute walk.

\*If you answer "YES" to the following question, please contact our office directly for an application\*

"Will you pay any portion of your rent from public or private assistance, a grant, or a loan program regardless of whether such public or private assistance, grant or loan program is paid directly, indirectly, or on your behalf to the landlord?"

\*\*Mandatory Disclosure of Tenants Rights to Use Portable Tenant Screening Reports\*\*

The landlord shall advise all prospective tenants of the following:

1. The prospective tenant has the right to provide to the landlord a portable tenant screening report, as defined in section 38-12-902(2.5), Colorado Revised Statutes; and
2. If the prospective tenant provides the landlord with a portable tenant screening report, the landlord is prohibited from:

## AMENITIES

- full size w/d hookups
- off-street parking
- controlled access buildings
- large pantries

## PET POLICY

- Cats allowed
- Small dogs allowed

## RENTAL TERMS

Rent	\$1,300
Security Deposit	\$1,300
Application Fee	\$35



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