

# 735 Ponce de Leon Ct. - 1

**404-948-3832**

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Atlanta, Georgia 30308

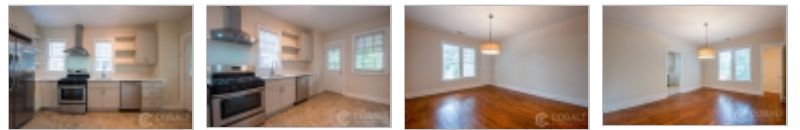
**Rent: \$2,200.00** Size: 1250 SqFt

2 Beds 2 Baths Duplex

**Deposit:** \$2,200.00 USD

For more information:

[www.cobaltpropertyservices.com](http://www.cobaltpropertyservices.com)



## Property Description

ONE MONTH FREE move-in special with 13 month lease (ie. second month free) with move-in by Sept 30th!

Charming TOP FLOOR two bedroom / two bath duplex within 4 min. walking distance to Ponce City Market and the Beltline. The 94 WALKSCORE is tops in Atlanta and you'll love our quiet, end of street location with no through traffic. Beautiful hardwood floors complement this spacious apartment along with a spacious front porch.

Virtual Tour: <https://tinyurl.com/y2aaczk8>

FAQs

Status | Available Now  
Availability Date | Today  
Pet Restrictions | No Aggressive Dog Breeds (screened by PetScreening.com)  
Application Fee | \$100  
Smoking | Not allowed inside any of our apartments  
Parking | Two On Site & Off Site Parking Also  
Laundry | W/D Included In Unit  
Utility Info | Gas Cooking & Heating  
Utilities Included | Trash  
Utility Cost | Water \$75  
Flooring | Hardwood  
Year Built | 1940

Qualification Guidelines:

<https://cobaltatl.com/cobalt-qualification-guidelines-july-2020/>

Showing Instructions:

Call 404-948-3832 to begin our automated leasing process or to speak with a live agent to get more information.

Application Instructions | How Do I Apply?  
Ensure that you have a copy of your ID & proof of income  
Click "submit an application"  
Complete the Online Application Form  
Pay the Application Fee

Section 8/Housing assistance | We currently do not have properties accepting new vouchers at this time.

Additional Fees:

FreeRentalSite.com



Scan or Visit For

More Information

[FreeRentalSite.com/100422](https://FreeRentalSite.com/100422)

Move-in Admin Fee | \$150  
Pet Rent (if applicable) | \$300 flat fee  
PetScreening.com (if applicable) | \$20

Typical Application Turnaround Time | 2-3 business days  
Guarantors/Co-Signor requirements | see guidelines linked above  
Minimum Lease Length | 1 year

\*All information is deemed reliable but not guaranteed and is subject to change.\*

Cobalt Property Services is laser-focused on providing exceptional service to the residents we serve and property owners we partner with. For more info, please visit our website at CobaltATL.com

MOVE IN SPECIAL: 1 MONTH FREE with move in by Oct. 15th! 13 month lease with the second month free. BRAND NEW KITCHEN with all new stainless appliances, quartz counter tops and shaker style cabinets! New light fixtures, ceiling fans, and vanities in both bathrooms. One bath has a large shower and one has a tub/shower combo. This duplex has its own reserved & dedicated off-street parking area. Beautiful hard wood flooring complements this spacious home along with a large screened in front porch overlooking the neighborhood.

Enjoy the BEST of both worlds: all the FUN of Ponce City Market/Midtown/O4W/Poncey Highlands & a QUIET, end-of-street location. Here you are only 2 blocks to Whole Foods & 6 blocks to Trader Joe's. Leave your car behind and walk to where you like to shop & dine.

Walkscore of 94 & 4 minutes' walk to Ponce City Market next to Historic O4W Park & The Beltline on a quiet street with GOOD neighbors, the character of a circa 1920's home, & importantly: ownership that genuinely cares about your living experience.

Ponce Court Residence Features:

- \* BRAND NEW KITCHEN
- \* separate dining room
- \* attractive hardwood floors throughout
- \* central air
- \* security system
- \* NEW front load washer & dryer
- \* off street parking
- \* huge screened porch looking out above the neighborhood

Application process will review applicant's credit history, employment history and background check.

## Restrictions

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**Date Available:** Immediately

Pets are allowed.