



TO LET

**MILLERS COURT APARTMENT, HIGH BENTHAM
£610 PCM**



Visit Our Website www.nwapropertymanagement.co.uk



No 10 MILLERS COURT APARTMENT, HIGH BENTHAM LA2 7PR

Second floor, two bedroomed apartment located in a very convenient position close to Bentham town centre and easy access to all local amenities.

Recently renovated with new kitchen and carpets with private access from the main street.

Available on an initial six months shorthold tenancy agreement with the facility to be extended if required.

ACCOMMODATION COMPRISES:

Second Floor

Lounge, Kitchen, 2 Bedrooms, Bathroom, Loft Storage.

ACCOMMODATION

Lounge:

15'3" x 10'0" (4.64 x 3.04)

Good sized room with double glazed patio doors to small balcony.
Electric storage heater.



Kitchen:

Range of new kitchen base and wall units with complementary work surfaces, stainless steel sink with mixer taps, built in electric oven and hob with splash back, with extraction hood over, washing machine, fridge, double glazed window, and vinyl flooring.



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Bedroom 1:

9'1" x 8'8" (2.76 x 2.64)

Double room, with built in wall units, double glazed window and electric storage heater.



Bedroom 2:

9'4" x 5'5" (2.84 x 1.65)

Single room with electric storage heater, two double glazed windows.



Bathroom:

3-piece white bathroom suite comprising bath with shower over, WC, pedestal wash hand basin and vertical towel rail. Part tiled walls.



Loft Space:

Accessed by staircase
Good storage space and restricted height.

Outside:

Walkway to apartment accessed through private access, views of High Bentham



Directions:

Leave the Bentham office and take the next right turn on to Goodenber Road proceed straight on, then take next right on to Banks View, then next right on to Grasmere Road, proceed past the car park and Millers Court is at the end of the road through the gateway.

Tenure:

Available on a six months shorthold tenancy with the ability to be extended if required.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the letting agents, NWA Property Management.

Terms:

A rental of **£610** per calendar month, plus a returnable bond of **£610** payable on commencement of the lease. The would be tenants are also responsible for the payment of all bills i.e. electricity, gas, water rates, council tax, telephone etc.



Application:

If you are interested in renting this property then please contact NWA Property Management for an application form, which is to be filled in by the would-be tenants. Should this be of any interest to the landlords then a holding deposit of one week's rent is required to hold the property. This deposit would not be required until you have been formally accepted by the landlord.

Anti Money Laundering Checks:

We are required by HMRC to undertake Anti Money Laundering Checks for all the prospective successful tenants on this property. These checks are to be carried out by Smart Search at a cost of £15.00 plus VAT per each individual tenant. The prospective tenants are required to pay the costs for this directly to NWA Property Management and proof of ID will be required. No Tenancy Agreement will commence until the AMLC checks have been satisfactorily completed and paid for by the Tenants.

References:

The would-be tenants are to provide the appropriate references, which are to be submitted for the approval of the landlords.

N.B.

The tenancy will run for at least the full six months, thereafter on a principle of the landlords giving two months notice for termination and the tenants giving one months notice of termination of the agreement.

Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band A

10 The Millers Court Bentham LANCASTER LA2 7PR		Energy rating D
Valid until 9 December 2035	Certificate number 9604-3957-3202-8765-3204	
Property type	Top-floor flat	
Total floor area	40 square metres	



Market Place
Settle
North Yorkshire
BD24 9EJ



Tel: 01729 825219 Option 2

www.tpos.co.uk

Email: lettings@nwapropertymanagement.co.uk

www.rightmove.co.uk

These particulars are intended only to give a fair description of the property as a guide to prospective tenants accordingly, a) their accuracy is not guaranteed and neither NWA Property Management nor the landlord(s) accept any liability in respect of their contents, b) they do not constitute an contract of rent, and c) any prospective tenant should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.

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