



TO LET

**MILLERS COURT APARTMENT 2, HIGH BENTHAM
£515 pcm**



Visit Our Website www.nwapropertymanagement.co.uk



MILLERS COURT APARTMENT 2, HIGH BENTHAM LA2 7PR

1 bedroomed apartment on first floor, recently decorated with modern kitchen, and bathroom, storage heaters.

Located in a very convenient position in the centre of High Bentham and close to all local amenities.

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

Restrictions No Pets, No Under 25's

ACCOMMODATION COMPRISES:

First Floor

Entrance Hall, Lounge, Kitchen, 1 Bedrooms, Bathroom.

ACCOMMODATION

Entrance hall:

7'0" x 6'0" (2.13 x 1.82)

Wooden part glazed external entrance door, electric storage heater, cupboard with hanging space.



Lounge:

13'7" x 9'0" (3.96 x 2.74)

Large room with new carpets, patio doors to balcony, electric storage heater.



Kitchen:

6'0" x 6'0" (1.82 x 1.82)

New fitted kitchen with a range of kitchen base and wall units with complementary work surfaces, new electric oven, extractor fan, fridge, washing machine, stainless steel sink. Double glazed window with blind.



Bedroom 1:

8'6" x 7'0 (2.59 x 2.13)

to face of wardrobes

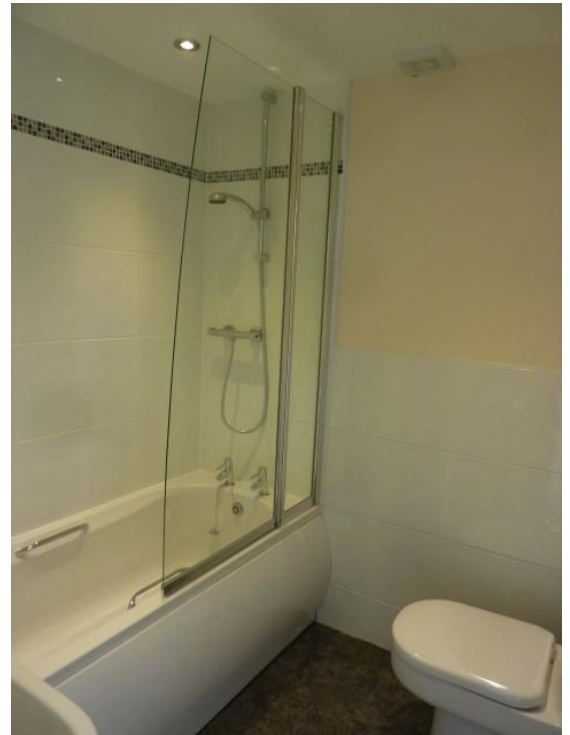
Double glazed window, built in wardrobes with mirrored door, electric storage heater.



Bathroom:

5'1" x 6'0" (1.54 x 1.82)

New bathroom suite comprising of bath with shower over, WC, Pedestal wash hand basin, electric towel rail, bathroom cabinet, part tiled walls.



Outside:

Balcony:

Accessed from the lounge, covered area.

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-month 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 **£515** per calendar month, plus a returnable bond of **£515** 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.

References:

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

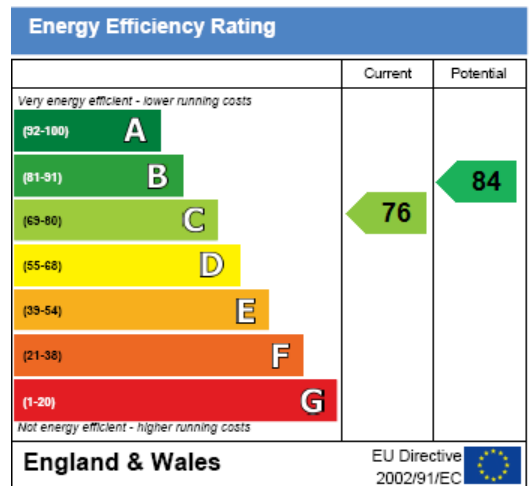
N.B.

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:

Craven District Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ
Council Tax Band A

Address: 2 The Millers Court, Bentham, LANCASTER, LA2 7PR
RRN:



Market Place
Settle
North Yorkshire
BD24 9EJ



Tel: 01729 825219 Option 2

Email: lettings@nwapropertymanagement.co.uk

www.rightmove.co.uk

www.tpos.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 a 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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