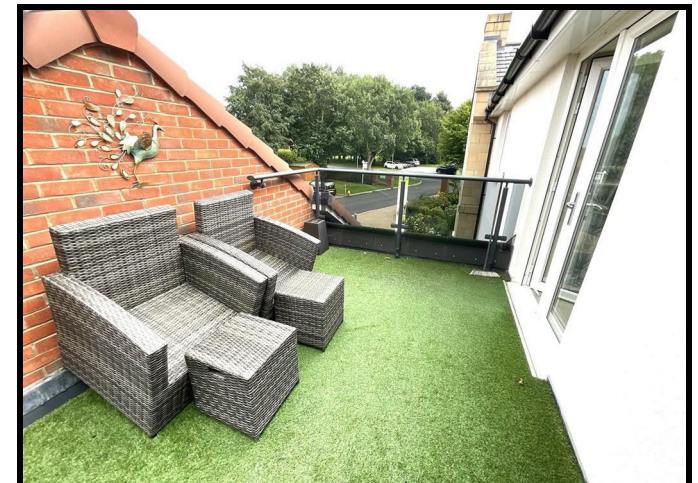




Apartment 17, Alder View Court 1a, Newby Farm Road

£1,000

CPH
LETTINGS



Apartment 17, Alder View Court 1a, Newby Farm

£1,000

- BEAUTIFUL TWO BEDROOM APARTMENT INCLUDING BALCONY
- FINISHED TO A VERY HIGH STANDARD
- SOUGHT AFTER NEWBY LOCATION
- RETIREMENT COMPLEX
- 24/7 CALL SYSTEM
- CAR PARKING
- LIFT TO THE PROPERTY
- WATER INCLUDED

Description

CPH are DELIGHTED to bring to the rental market this BEAUTIFUL TWO BEDROOM FIRST FLOOR, with lift access Apartment, finished to a VERY HIGH STANDARD. located in a RETIREMENT COMPLEX for over 60 years, complete with off road PARKING and a SUN TRAP BALCONY, positioned in the SOUGHT AFTER NEWBY AREA.

This property briefly comprises of entrance hall with multiple storage cupboards, leading to a spacious lounge with French doors to the amply sized balcony, a modern kitchen complete with wall and base units and some integrated appliances, two bedrooms one complete with a walk in wardrobe and a three piece bathroom suite.

This property is finished to a very high standard and has been well maintained, also included in the rent is water rates, garden maintenance, window cleaner charges and 24/7 emergency call system, to the ground floor consists of a community lounge and kitchenette, leading to the manicured maintained gardens and a private parking place.

The property is located in the desired Newby area, close to local amenities, Proudfoot's supermarket, Doctors Surgery, Library, Public Houses and eateries. Regular bus routes to Scarborough town and the Hospital.

Viewing is highly recommended to appreciate the standard and position of this property, if you would like to arrange a viewing please contact our friendly Lettings Team on 01723 352235 (option 2) or visit our website www.cphproperty.co.uk

Council Tax Band: D

Available: 10th October 2024



Application for tenancy

A tenancy application form is available at our Saint Thomas Street office. In addition, proof of identity in the form of a driving license and passport, together with three month's bank statements and proof of earnings are required. Referencing is undertaken by Goodlord (Referencing Agency) on the house of CPH property services which will include a credit check, Landlord and employers reference, together with verification of earnings. A Holding Deposit equivalent to one week's rent will be required upon application. The application will not be processed until a holding deposit has been received. A six/ twelve month Shorthold Tenancy is available, this being subject to the receipt of satisfactory references and the Landlords final consent.

Tenants responsibilities and conditions of tenancy

The successful applicant(s) will be in full time employment or in receipt of a suitable pension. The tenant(s) will be responsible for any fixtures and furnishings provided by the landlord (fair wear and tear excepted); for the payment of Council Tax, services and other outgoings unless otherwise stated. An inventory will be prepared as to those items being provided by the landlord and to the general condition. Photographic evidence will also be taken at the commencement of the tenancy. No redecoration of the property is to be undertaken without the landlord's prior approval, and the tenancy is subject to a no smoking policy. Gardens are the responsibility of the tenant(s).

Rent and bond requirements

If offered a tenancy, a bond equivalent to five weeks rental will be required, together with one month's rent in advance. This payment to be made in the form of either a banker's draft, or direct to the Letting Agents client's bank account (at least two days prior to the tenancy start date). These details to be provided at the time of confirming the tenancy. If CPH Property Services are under instruction from their Landlord Client to register and hold the bond received, this will be registered with the Tenancy Deposit Scheme (TDS) and a Certificate of Registration provided within 30 days of receipt of payment.

Insurance

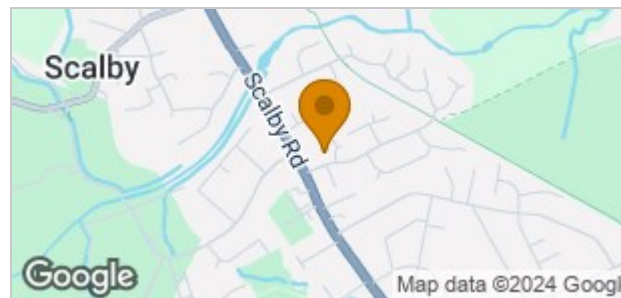
CPH Property Services work in partnership with Let Alliance who will provide you with a no obligation quote for tenant liability insurance upon completion of your reference application. Alternatively, you can provide CPH Property Services with a copy of your current policy details prior to your move in.



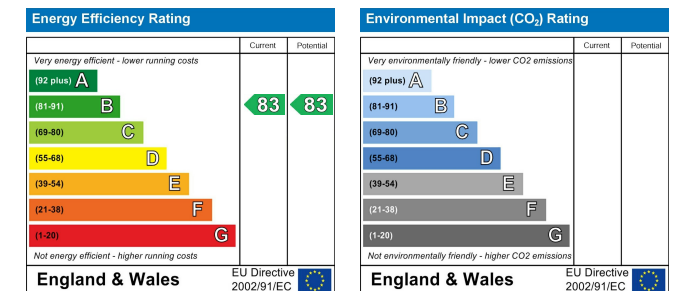
Floor Plans



Area Map



Energy Performance Graph



CPH Property Services
19 St.Thomas Street, Scarborough YO11 1DY
e.sales@cphproperty.co.uk | cphproperty.co.uk

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132