



Flat 34 Adventurers Court

Pond Garth, YO1 7ND

£1,750 pcm



Littlefairs
PROPERTY COMPANY

- 12/07/2024
- UNFURNISHED
- SORRY NO PETS OR SMOKERS
- THREE BEDROOMS
- ALLOCATED PARKING X2
- SCENIC VIEWS
- LIFT ACCESS - PRIVATE LANDING
- COUNCIL TAX BAND 'E'

GENERAL SUMMARY

BEAUTIFULLY PRESENTED MODERN PENTHOUSE. A three bedroom unfurnished apartment located in the recently built Hungate development, off Stonebow in the centre of York. Set amongst immaculately maintained communal gardens/courtyards and on the doorstep to all that York's city centre has to offer. This apartment comes complete with lift access and balconies overlooking the communal gardens and the city of York. The apartment itself benefits from a fully equipped and modern finished kitchen with granite work surfaces and open through living room with patio doors out onto the various balconies surrounding the building. All three bedrooms are finished to a high standard, two with fitted wardrobes and the master benefiting from its own ensuite shower room. The house bathroom comes complete with a three piece suite including shower over. Secure communal garage parking for two vehicles and bicycle cage access. This really is a stunning property and a viewing is highly recommended.

TERMS OF TENANCY

The property is available To Let unfurnished, on an Assured Shorthold Tenancy for a minimum period of twelve months.

A Security Deposit equivalent to five weeks' rent will be payable.

VIEWING ARRANGEMENTS

Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange a viewing or visit our website at LittlefairsPropertyCompany.co.uk

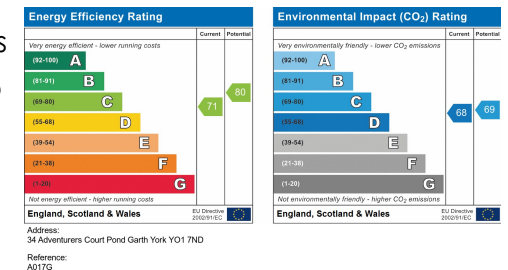
ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Electricity, Water and Sewerage Charges and Council Tax.

Before your application can be fully considered, you will need to pay a holding deposit equivalent to one weeks' rent for the property you are interested in. On request, we will provide full documentation explaining what happens to that holding deposit and the circumstances in which the deposit will / will not be refunded.

DIRECTIONS

As you travel into York along Stonebow from the Foss Island Road junction, turn left on to Peasholme Green. Take the first left onto Dundas Street and follow the road around to Pond Garth. The property through a electronically control gate on your right hand side.



T: 01904 393989

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W: LittlefairsPropertyCompany.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements