



16 Church Square Mansions, Harrogate, HG1 4SS

£725 pcm

Bond £837

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

16 Church Square Mansions, Harrogate, HG1 4SS

A spacious and well presented one bedroomed second floor apartment, situated in this popular Strayside **retirement development**. The apartment is presented to a good standard, having a large reception room with Stray views, fitted kitchen, a double bedroom and a modern shower room. Church Square Mansions stands within attractive communal gardens and grounds and residents have use of excellent communal facilities within this popular Strayside retirement development, situated in a superb location in High-Harrogate with lift access and within easy walking distance of the town centre. EPC rating C.

SECOND FLOOR

SITTING/DINING ROOM

A spacious reception room with sitting and dining areas. Feature fireplace with electric fire and enjoying a delightful aspect directly over the famous Harrogate Stray.

KITCHEN

With a range of fitted units with electric hob, oven, integrated fridge, freezer and dishwasher.

BEDROOM

A double bedroom with fitted wardrobes.

SHOWER ROOM

A white modern suite comprising WC, basin set within a vanity unit and shower. Heated towel rail.

STORAGE

There are two cupboards that provide useful storage.

OUTSIDE

Church Square Mansions stands within attractive and well maintained communal gardens and grounds and residents have use of the communal courtyard gardens. The apartment has use of the residents parking spaces.

COUNCIL TAX

This property has been placed in council tax band D.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
2. Please check with the agent before booking a viewing if you have pets or children or are sharers to ensure the property is suitable before viewing.
3. Each applicant is required to complete an application form to apply for a property. An application is not deemed as put forward until ALL applicants have returned a fully completed form to the agent.
4. References will be obtained using a credit reference agency.
5. The holding deposit is the equivalent of 1 weeks rent payable to reserve a property.
6. The holding deposit can be retained by the agent/landlord in certain circumstances if the tenancy does not go ahead as outlined within Schedule 1, Tenant Fees Act 2019.
7. The Bond (security deposit) is the equivalent of 5 weeks rent payable in cleared funds at the commencement of the tenancy.
8. The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been paid.
9. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
10. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
11. The move-in date must be no more than 30 days after payment of the holding deposit. The move in date will be agreed at the application stage.
12. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
13. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
14. Please note that all dimensions given in these details are approximate and that properties are offered to let as seen. Prospective tenants should satisfy themselves as to the suitability of the property on this basis before applying for a tenancy.
15. Verity Frearson is a member of RICs, which is a client money protection scheme and also a member of The Property Ombudsman (TPO) which is a redress scheme.
16. This property will be managed by Verity Frearson.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			