



10 Kensington Apartments, 1 Valley Drive, Harrogate, HG2 0JJ

£950 pcm

Bond £1,096

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



10 Kensington Apartments, 1 Valley Drive, Harrogate, HG2 0JJ

A well presented two bed roomed 1st floor apartment, enjoying a delightful outlook over the adjoining Valley Gardens. This excellent apartment provides well presented accommodation comprising a large open plan living space together with a well equipped kitchen, two double bedrooms, modern bathroom and shower room. This excellent apartment is located in this most convenient position, overlooking the Valley Gardens, and within a few minutes walk of Harrogate town centre, where there is an excellent range of amenities on offer. EPC rating D.

FIRST FLOOR

SITTING / DINING ROOM

A spacious open plan living space with sitting and dining areas enjoying a delightful view over the adjoining Valley Gardens. Dining table and chairs included if required.

KITCHEN

With a range of fitted units with electric hob and oven, integrated fridge/freezer and brand-new Miele washer/dryer.

BEDROOM

A double bedroom with handmade fully interlined curtains, with views over the Valley Gardens. Grey John Lewis double wardrobe included, if required.

ENSUITE

A white modern suite comprising WC, basin and bath. Tiled walls and floor.

BEDROOM 2

A further double bedroom.

ENSUITE

A white suite with WC, basin and shower.

COUNCIL TAX

This property has been placed in council tax band B.

TERMS

1. To be let on an Assured Shorthold Tenancy for an initial term of 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 The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been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:

01423 530000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(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			