



Apartment 2, 1 Windsor Court, Clarence Drive, Harrogate, HG1 2PE

**£1,395 pcm**

**Bond £1,609**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Apartment 2, 1 Windsor Court, Clarence Drive, Harrogate,

A beautifully presented and stylish two bed roomed ground-floor apartment set within a residential gated community, forming part of this prestigious modern development next to the Valley Gardens and within easy walking distance of Harrogate town centre. This high-quality apartment provides generous accommodation, comprising a stunning open plan living area and kitchen, utility room, two bedrooms, modern bathroom, and ensuite. The apartment has access to a private patio and stands within attractive and well-maintained grounds with secure parking and the benefit of an allocated car parking space. Windsor Court is a prestigious modern development, situated in the heart of Harrogate town centre, adjacent to the famous Valley Gardens, and with a huge range of excellent amenities within easy walking distance. EPC Rating D.

The apartment benefits from integrated alarm and wiring for cable TV and individual room temperature programming.

## ACCOMMODATION

### LIVING AREA & KITCHEN

A stunning open plan living space and kitchen with sitting and dining areas and glazed doors leading to a garden. The kitchen comprises a range of modern fitted units with oven & hob and integrated fridge freezer & dishwasher.

### UTILITY ROOM

With plumbed in washer/dryer.

### BEDROOM 1

A double bedroom with fitted wardrobes and ensuite.

### ENSUITE

A modern white suite comprising WC, basin and shower.

### BEDROOM 2

A further double bedroom with fitted wardrobes.

### BATHROOM

A white modern suite comprising WC, basin set within a vanity unit and bath with shower above. Heated towel rail. Tiled walls and floor.

### OUTSIDE

The property has the benefit of an allocated car parking space. Glazed doors from the apartment lead to a private paved sitting area with access to the attractive communal gardens.

### COUNCIL TAX

This property has been placed in Council Tax Band E.

### AGENTS NOTE

Can be let part furnished or unfurnished. The following are currently in situ and all or any can be left by agreement

Three-piece suite (armchair, sofa, stool)

Four furniture cube tables

TV Console

One double bed

One king size bed

Two bedside tables

Washer / Dryer

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 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. Right to rent checks will need to be completed in person at our offices.
10. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
11. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
12. 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.
13. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
14. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
15. 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.
16. 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.
17. This property will NOT be managed by Verity Frearson.

## Verity Frearson

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