



Flat 4, 3 Alexandra Road, Harrogate, North Yorkshire, HG1 5JS

**£725 pcm**

**Bond £836**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Flat 4, 3 Alexandra Road, Harrogate, North Yorkshire, HG1 5JS

A well presented and furnished one bedroomed first floor apartment with the benefitting modern kitchen and bathroom fittings having full gas central heating. This excellent apartment forms part of a well maintained and handsome period property on a desirable tree lined avenue, within the heart of Harrogate. EPC rating C.

### PRIVATE ENTRANCE LOBBY LOUNGE

13' 0" x 14' 10" (3.96m x 4.52m) With two sash windows to front and central heating radiator.

### KITCHEN

9' 10" x 6' 2" (3m x 1.88m) With a sash window to front. Modern fittings incorporating electric hob with extractor hood above, electric oven and fridge. Gas central heating boiler.

### BEDROOM

12' 9" x 8' 3" (3.89m x 2.51m) With sash window to rear and fitted wardrobe. Double bed.

### ENSUITE SHOWER

Fitted with a modern suite comprising, low level WC, pedestal wash-hand basin and fully tiled shower cubicle.

### OUTSIDE

There is a private car park to the rear of the building.

### COUNCIL TAX

This property has been placed in council tax band A.

### UTILITIES

Communal charges, water rates and electric charge payable direct to the landlord.

### SERVICES

All mains services are connected to the property. Water payable to Landlord.  
Mobile coverage - EE & o2 likely, Vodafone & Three limited  
Broadband - Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps  
Network availability - Virgin Media and Open Reach

Information obtained via:  
<https://checker.ofcom.org.uk/>

### USEFUL INFORMATION

For more information relating to the property/area, including refuse, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property/?uprn=10003028458>

### 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 be managed by Verity Frearson.

## Verity Frearson

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