



**8 Slingsby Court, Cavendish Avenue, Harrogate, HG2 8HX**

**£1,000 pcm**

**Bond £1,153**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# 8 Slingsby Court, Cavendish Avenue, Harrogate, HG2 8HX

An impressive Strayside one-bedroom apartment forming part of this exclusive development of just nine apartments with lift and security-entry system, having a stunning outlook over the Stray. This excellent apartment offers well-appointed accommodation, with a large double bedroom, bathroom, well-equipped kitchen and reception room, all main rooms having windows with panoramic views over the Stray. The apartment is located in a prime and quiet residential position to the favoured south side of the town, within easy walking distance of the town centre, directly overlooking Harrogate Stray and enjoying attractive views across the communal gardens. EPC Rating C.

## GROUND FLOOR

### COMMUNAL ENTRANCE

A welcoming communal entrance with lift and stairs leading to the upper floors

## SECOND FLOOR

### ENTRANCE HALL

A spacious reception hall with airing cupboard with fitted shelving providing a useful storage space. Burglar alarm system.

### SITTING ROOM

A spacious reception room with window having a stunning elevated outlook over the adjoining Harrogate Stray.

### KITCHEN

A well-equipped kitchen with a range of wall and base units. Electric hob with extractor above, integrated electric oven, fridge / freezer and washer / dryer. Window overlooking the Stray.

### BEDROOM

A large bedroom with window overlooking the Stray. Fitted wardrobes with further storage above.

### BATHROOM

With low-flush WC, washbasin and bath with shower above. Tiled walls.

### OUTSIDE

The property stands within attractive grounds, and all residents have use of the attractive lawned gardens which adjoin the Stray.

### COUNCIL TAX

This property has been placed in Council Tax Band D.

### SERVICES

All mains services are connected to the property.  
Mobile coverage - EE, Vodafone, Three, O2 all limited indoors  
Broadband - Basic 10 Mbps, Superfast 56 Mbps, Ultrafast 1800 Mbps (Amend as appropriate)  
Network availability - Openreach, Cityfibre

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

## 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. 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 Fearson 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 Fearson.

## Verity Fearson

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