



Apt 4, Claremont House, 25 Victoria Avenue, Harrogate, HG1 5QQ

£1,500 pcm

Bond £1,730

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Apt 4, Claremont House, 25 Victoria Avenue, Harrogate, HG1 5QQ

A beautifully presented, two bedroom ground floor apartment in the heart of Harrogate, with gated parking and spacious accommodation. The apartment comprises, entrance hall, large living room, master bedroom with en-suite bathroom, further double bedroom and shower room. EPC rating C.

ENTRANCE HALL

With useful store cupboards.

LIVING ROOM

Large living room with floor to ceiling windows.

KITCHEN

With modern units, integrated appliances, gas hob and window to the front

MASTER BEDROOM

With window to the front.

EN-SUITE BATHROOM

6' 2" x 5' 6" (1.9m x 1.7m) Bath with shower over and glazed side screen, basin and WC.

BEDROOM TWO

With window to the front.

SHOWER ROOM

7' 10" x 4' 7" (2.4m x 1.4m) With large shower enclosure, basin and WC.

OUTSIDE

There is an allocated parking space within a gated car park.

COUNCIL TAX

The property has been placed in Council Tax band D.

SERVICES

All mains services are connected to the property.
Mobile coverage - EE, Vodafone, Three(Good outdoor, variable in-home), O2
Broadband - Basic 16 Mbps, Ultrafast 1000 Mbps
Network availability - OpenReach, Virgin Media, City Fibre

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=10093033829>

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 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

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

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

