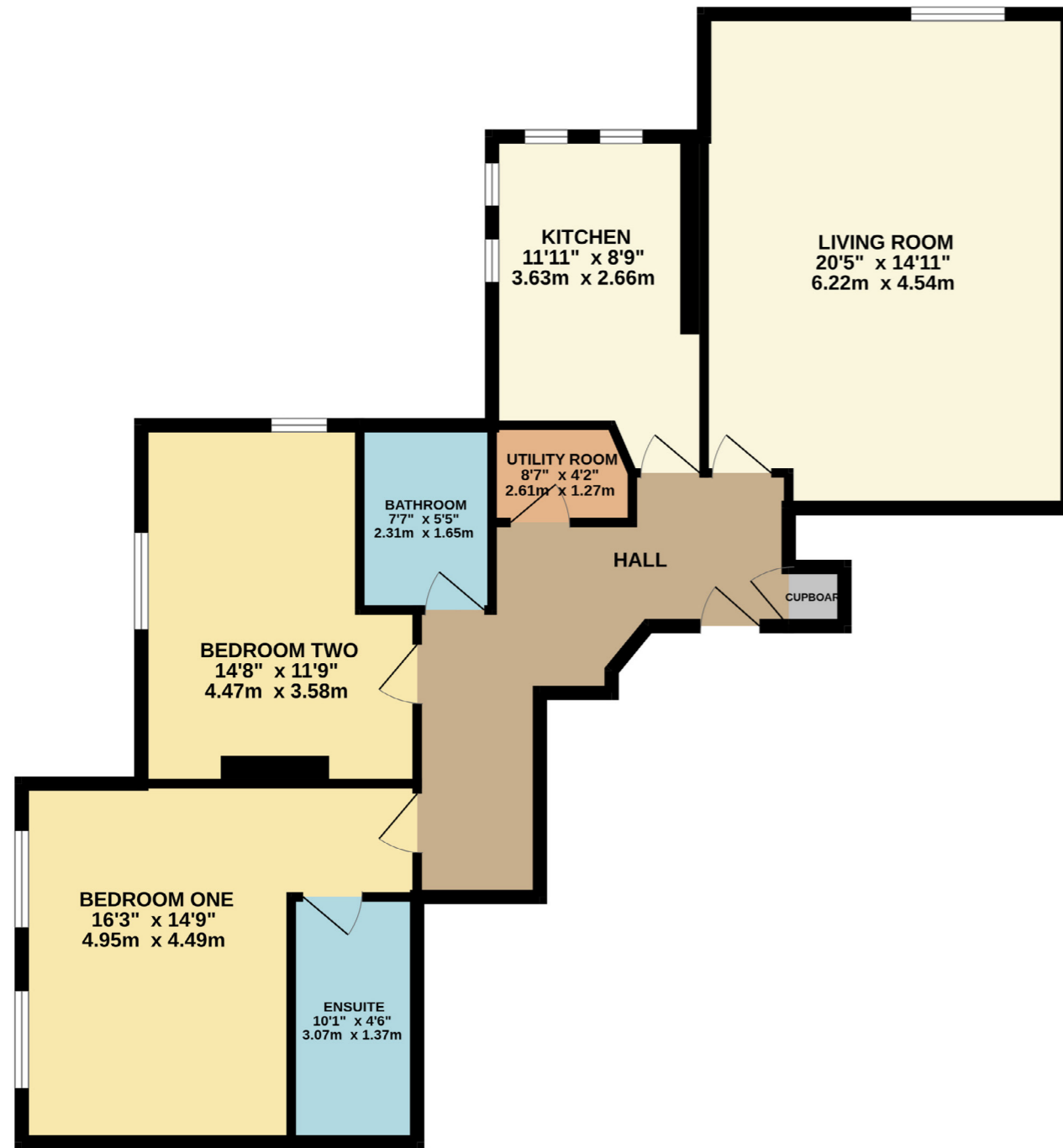


GROUND FLOOR
991 sq.ft. (92.1 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

APARTMENT 7, CLAREMONT HOUSE
25 VICTORIA AVENUE, HARROGATE, HG1 5QQ
£1,595 PCM

UNFURNISHED

A magnificent opportunity to rent a beautifully presented, first floor apartment, situated in this landmark building in the Harrogate town centre, within easy, level access of all its amenities. The apartments have been converted to an extremely high standard and have the added benefit of impressive views, double glazing, central heating and allocated secure parking.

The accommodation comprises: Entrance hall with storage cupboard, large living room, kitchen with a range of wall mounted cupboards, base units and drawers, fridge/freezer, gas hob, electric double oven and dishwasher, utility room, two double bedrooms, en-suite shower room and house bathroom.

There is one allocated parking space for the property.

2 Bedrooms

1 Reception Room

2 Bathrooms

Available 1st December 2023

£1,840.38 Returnable Bond

No Smokers/Pets

Council Tax: D - £2,159.31

Energy Rating: B



DIRECTIONS - HG1 5QQ

From Harrogate take Station Parade then take a left turn onto Victoria Avenue. At the round about take the first exit and the property is located on the right hand side.

APPROXIMATE DISTANCES

Town Centre	350 metres
Railway Station	250 metres
Bus Route	30 metres
Airport	12 miles