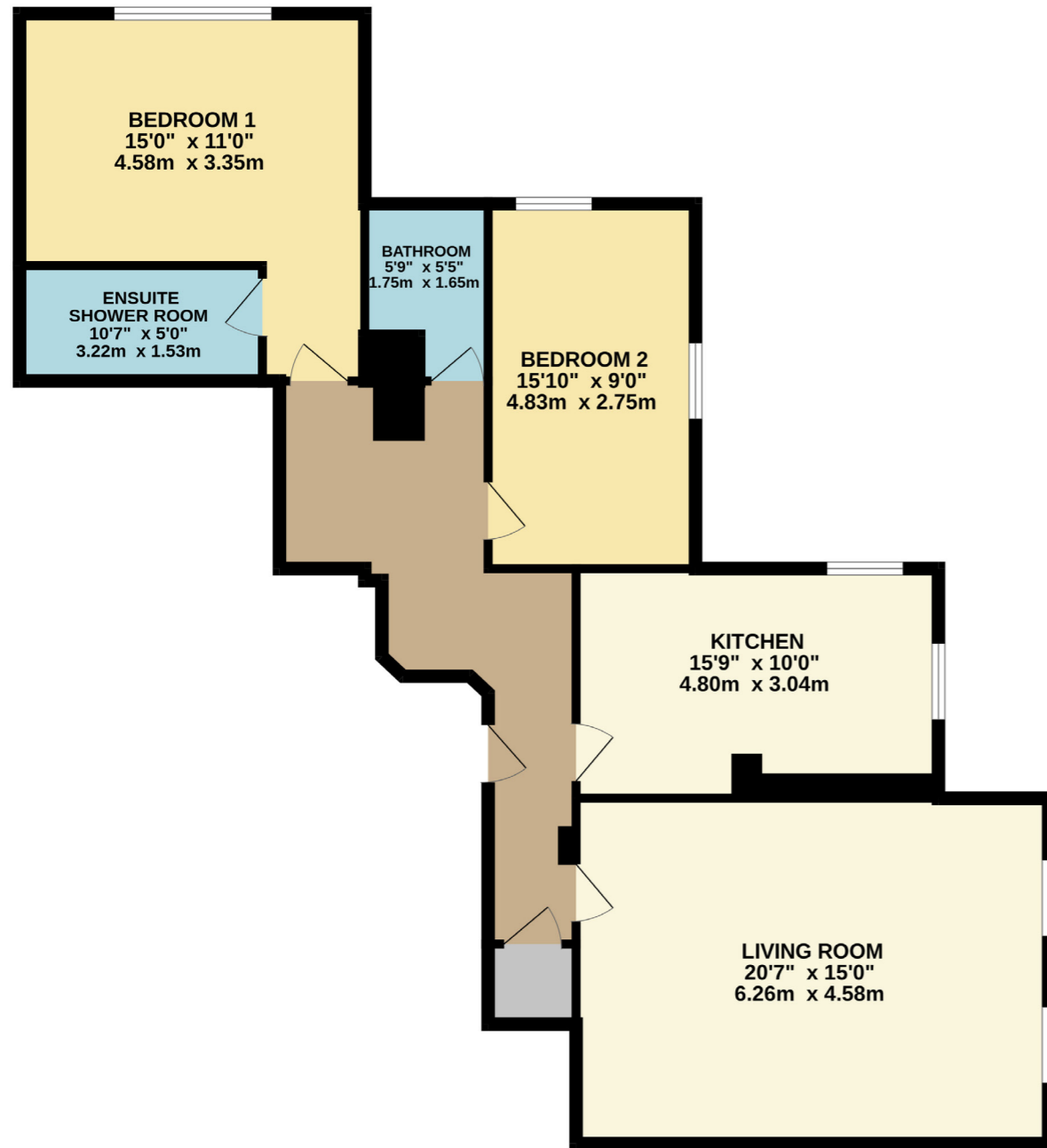


SECOND FLOOR  
1041 sq.ft. (96.7 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**APARTMENT 12, CLAREMONT HOUSE,  
VICTORIA AVENUE, HARROGATE, HG1 5QQ**

**£1,350 PCM**

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.



## UNFURNISHED

A modern second floor apartment, situated in this landmark building in the Harrogate town centre, within easy, level access of all its amenities. With the added benefit of double glazing, central heating, lift service and allocated parking.

The accommodation comprises: Communal entrance hall with lift and staircase to second floor, entrance hall with recessed boiler cupboard and plumbing for washing machine, magnificent living room with outlook towards the town centre, fitted kitchen with wall mounted cupboards, base units and drawers, white granite work surface, stainless steel sink unit and integrated appliances including five ring gas hob unit, electric oven, dishwasher and fridge/freezer, two double bedrooms, en-suite shower room and bathroom.

**2 Bedrooms**

**1 Reception Room**

**2 Bathrooms**

**Available Now**

**£1557.69 Returnable Bond**

**No Smokers/Pets**

**Council Tax: D - £2,159.31**

**Energy Rating: C**



### 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