



TO LET

FLAT 2, MILLERS COURT, HIGH BENTHAM
£600.00 pcm



Visit Our Website www.nwapropertymanagement.co.uk



FLAT NO.2, MILLERS COURT, HIGH BENTHAM, LA2 7PR.

1 bedroomed apartment located on the first floor, with modern kitchen and bathroom, electric storage heaters installed.

Located in a very convenient position in the centre of High Bentham and close to all local amenities.

Available to rent on an Assured Periodic Tenancy Agreement.

ACCOMMODATION COMPRISES:

First Floor

Entrance Hall, Lounge, Kitchen, 1 Bedroom, Bathroom.

ACCOMMODATION

Entrance Hall:

7'0" x 6'0" (2.13 x 1.82)

Wooden part glazed external entrance door, electric storage heater, cupboard with hanging space.



Lounge:

13'7" x 9'0" (3.96 x 2.74)

Large room with new carpets, patio doors to balcony, electric storage heater.



Kitchen:

6'0" x 6'0" (1.82 x 1.82)

New fitted kitchen with a range of kitchen base and wall units with complementary work surfaces, new electric oven, extractor fan, fridge, washing machine, stainless steel sink. Double glazed window with blind.



Bedroom 1:

8'6" x 7'0 (2.59 x 2.13)

(measured to face of wardrobes)

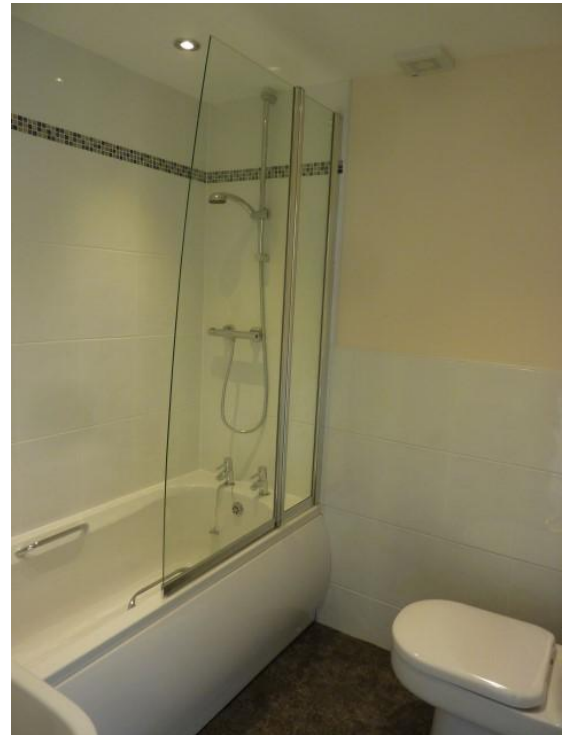
Double glazed window, built in wardrobes with mirrored door, electric storage heater.



Bathroom:

5'1" x 6'0" (1.54 x 1.82)

New bathroom suite comprising of bath with shower over, WC, Pedestal wash hand basin, electric towel rail, bathroom cabinet, part tiled walls.



Outside:

Balcony:

Accessed from the lounge, covered area.

Walkway to apartment accessed through private access, views of High Bentham.





Directions:

Leave the Bentham office and take the next right turn on to Goodenber Road proceed straight on, then take next right on to Banks View, then next right on to Grasmere Road, proceed past the car park and Millers Court is at the end of the road through the gateway.

Tenure: Available to rent on an Assured Periodic Tenancy Agreement.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the letting agents, NWA Property Management.

Terms:

A rental of **£600.00** per calendar month, plus a returnable bond of **£600.00** payable on commencement of the lease. The would-be tenants are also responsible for the payment of all bills i.e. electricity, water rates, council tax, telephone, etc.

Application:

If you are interested in renting this property then please contact NWA Property Management for an application form, which is to be filled in by the would-be tenants. Should this be of any interest to the landlords a holding deposit of one week’s rent is required to hold the property. This deposit would not be required until you have been formally accepted by the landlord.

Anti-Money Laundering Checks:

We are required by HMRC to undertake Anti Money Laundering Checks for all the prospective successful tenants on this property. The prospective tenants are required to proof of ID so that these checks can be carried out. No Tenancy Agreement will commence until these AMLC checks have been satisfactorily completed.

References:

The would-be tenants are to provide the appropriate references, which are to be submitted for the approval of the landlords.

Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

Council Tax Band A

2 The Millers Court Bentham LANCASTER LA2 7PR		Energy rating C
Valid until 9 December 2035	Certificate number 1790-5300-0722-7596-3253	

Property type	Mid-floor flat
Total floor area	33 square metres



www.tpos.co.uk

Market Place
Settle
North Yorkshire
BD24 9EJ

Tel: 01729 825219 Option 2

Email: lettings@nwapropertymanagement.co.uk

www.rightmove.co.uk



These particulars are intended only to give a fair description of the property as a guide to prospective tenants accordingly, a) their accuracy is not guaranteed and neither NWA Property Management nor the landlord(s) accept any liability in respect of their contents, b) they do not constitute a contract of rent, and c) any prospective tenant should satisfy themselves by inspection or otherwise as to the accuracy of any statements or information in these particulars.

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