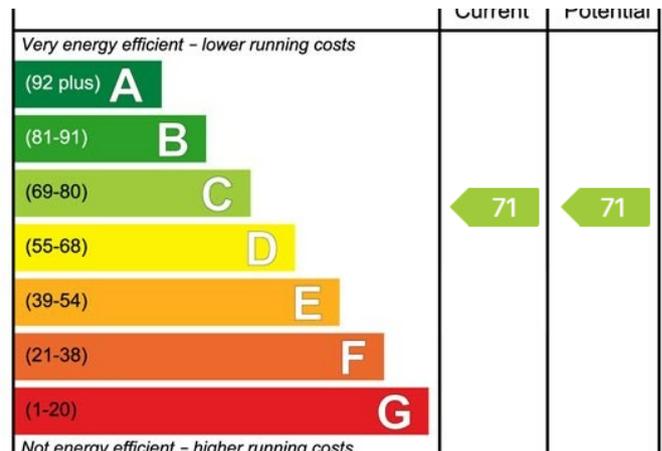


## 7 Florentines Court, Ripon

£950PCM (Deposit: £1,096)

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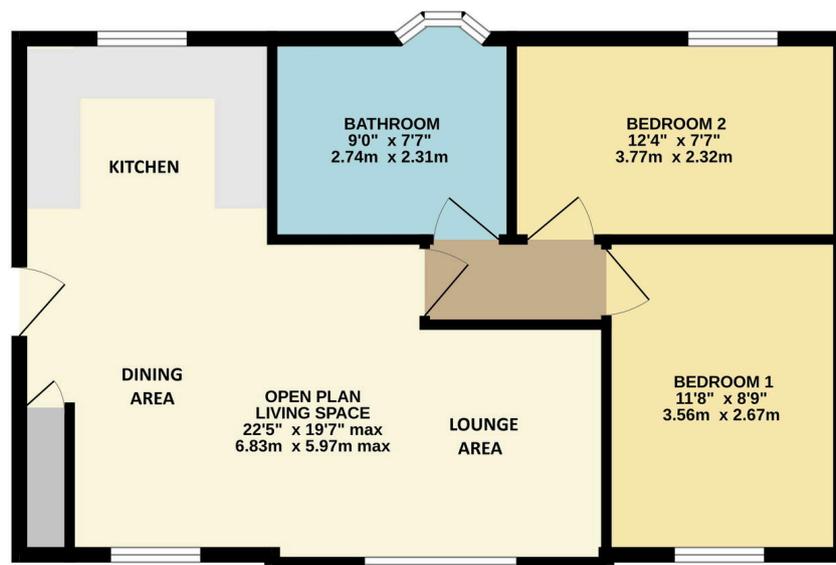


Tax Band: B Furnished: Unfurnished

A distinctive, freshly modernised, first (top) floor flat occupying a superb position within this attractive courtyard development within easy reach of Ripon centre and amenities. With gas central heating and double glazing to complement the attractive design, this charming home offers sociable, open-plan living space with new kitchen, two double bedrooms and a spacious bathroom. Further benefits include a private front door and an allocated car-parking space.

**APPLICATION INFORMATION** One weeks rent is payable to reserve a property which will then be deducted from the total rent and deposit requested. Properties will remain available until this is paid. On completing an application form on-line, you will need to provide identification (colour copy of passport, driver's licence and a utility bill). The completion and submission of an application form does not guarantee the offer of tenancy, this is subject to satisfactory references being obtained. A deposit equivalent to five weeks rent payable before the commencement of the Tenancy. The first month's rent and deposit must be paid before we will release the keys to the property. Applicants must show evidence of their contents insurance prior to the start of a tenancy. Payments can be made by bank transfer only. Personal cheques are not acceptable.

- Distinctive & Individual
- Open-Plan Living Space
- Integrated Appliances
- Two Good Bedrooms
- Allocated Parking Space
- First (Top) Floor Position
- Newly Fitted Kitchen
- Feature Pitched Ceilings
- Gas Central Heating
- Convenient Location



TOTAL FLOOR AREA: 610 sq.ft. (56.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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