



40 The Adelphi, Cold Bath Road, Harrogate, HG2 0NT

£900 pcm

Bond £1,038

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

40 The Adelphi, Cold Bath Road, Harrogate, North Yorkshire,

A beautifully presented two-bedroom apartment on the second floor of this very popular RETIREMENT development, two good-sized bedrooms, bathroom and en-suite shower room, sitting room with Juliet balcony and dining kitchen. The apartment has an attractive south-facing aspect over the communal gardens. Situated in a highly convenient location within easy walking distance of the excellent amenities of Cold Bath Road which include shops, bus service, coffee shop, pharmacy and the Valley Gardens and Harrogate town centre. EPC rating B.

ACCOMMODATION

GROUND FLOOR

Security controlled entrance door leads to -

COMMUNAL ENTRANCE HALL

With residents' lounge adjacent. The housekeeper's office is situated on ground floor, together with communal laundry and guest suite available for to rent for visitors. Passenger lift and stairs lead to -

SECOND FLOOR

Private front door leads to -

PRIVATE ENTRANCE HALL

Fitted store cupboard and good-sized store room (7'1 x 2'8) housing the hot-water cylinder with fitted shelving.

LOUNGE

Double French doors opening onto a Juliet balcony with south-facing aspect plus further double-glazed window to side. Attractive fireplace with marble inset and hearth with electric fire. Coved ceiling. Includes two seater settee with 8 matching cushions, small easy chair, footstool/sewing box, TV (not a smart tv), black glass tv stand, modern two tier trolley and small oak sideboard with half glass doors.

DINING KITCHEN

With window to side. Fitted base cupboard with working surfaces above with inset single-drainer stainless-steel sink unit with tiled splashbacks and matching wall-mounted units. Built-in ceramic hob with extractor hood above and split-level oven, fridge, freezer, microwave and table with 2 chairs. Coved ceiling.

BEDROOM 1

A double bedroom with double-glazed window to front. Coved ceiling. Fitted wardrobes with folding mirror-fronted doors.

EN-SUITE SHOWER ROOM

Modern suite comprising low flush WC, vanity unit incorporating washbasin with cupboard below and separate shower cubicle.

BEDROOM 2

A further bedroom with double-glazed window to front. Has a full range of triple wardrobes including drawers and a two drawer filing cabinet in light wood effect.

BATHROOM

With low-flush WC, vanity unit incorporating washbasin with cupboard below and panelled bath with shower above and folding shower screen adjacent. Fully tiled walls.

OUTSIDE

Communal gardens for the benefit of all the residents. There is a good-sized car park providing ample parking for residents and visitors.

FACILITIES

Formerly the Adelphi Hotel, the property was converted by McCarthy & Stone in 1996 to provide retirement accommodation. The building has the benefit of a resident house manager, lift, on-site laundry facilities, guest facilities, residents' lounge and first-floor library. Excellently located within ten yards of a bus stop and across the road from a number of shops, including a mini-supermarket, hardware store and pharmacy, and just half a mile from Harrogate town centre.

AGENT'S NOTE

The lead tenant must be over 60 years old, any additional occupier must be over 55 years old.

COUNCIL TAX

This property has been placed in council tax band E.

TERMS

1. To be let on an Assured Shorthold Tenancy for an initial term of 6 months.
2. No pets, children or sharers.
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. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
10. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
11. 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.
12. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
13. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
14. 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.
15. 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.
16. This property will NOT be managed by Verity Frearson.

Verity Frearson

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