



**Flat 7, Ascham House, 52 Cold Bath Road, Harrogate, HG2 0PB**

**£1,000 pcm**

**Bond £1,153**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS



# Flat 7, Ascham House, 52 Cold Bath Road, Harrogate, HG2 0PB

An impressive, two bedroomed ground floor apartment with direct access to attractive outdoor sitting areas and communal gardens, and is situated in this most convenient location on Cold Bath Road, well served by excellent local amenities. The impressive accommodation is presented to a high standard and has modern fittings throughout. There are two bedrooms together with a large reception room, kitchen and modern bathroom. The apartment has direct access to the communal gardens and use of the parking areas. The property is situated in this most convenient location and is very well served by the local amenities and parade of shops along Cold Bath Road and is within a few minutes walk of the Valley Gardens, the Stray and Harrogate town centre. EPC Rating C.

## SITTING/DINING ROOM

A large reception room with sitting and dining areas and oak flooring and windows to front.

## KITCHEN

With a range of modern wall and base units with electric hob and oven, washer dryer and fridge/freezer. Tiled flooring.

## BEDROOM 1

Large double bedroom with fitted cupboard. A glazed door leads to the enclosed, private courtyard garden at the rear.

## BEDROOM 2

A further bedroom with window to rear overlooking the garden.

## BATHROOM

A modern white suite with WC, basin and bath with shower above. Tiled walls and floor and heated towel rail.

## OUTSIDE

The property stands within attractive and well-maintained communal gardens for the use of all residents. The apartment has direct access to a attractive paved sitting areas to the front and rear. Residents have the use of communal parking spaces situated within the grounds.

## COUNCIL TAX

The property has been placed in Council Tax Band B.

## TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 12 months.
2. Please check with the agent before booking a viewing if you have pets or children or are sharers to ensure the property is suitable before viewing.
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 be managed by Verity Frearson.

## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 530000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			