



Flat 4 Apple Court , Wood View, Harrogate, HG1 2LQ

£2,500 pcm

Bond £2,884

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 4 Apple Court , Wood View, Harrogate, HG1 2LQ

A stylish and very spacious duplex apartment, in this sought-after position close to the town centre within the prestigious Duchy estate The property has recently undergone a comprehensive refurbishment program to reveal high quality accommodation including a stunning open-plan dining kitchen with modern fittings and island, a large reception room with attractive outlook to the rear of the building, plus three bedrooms and two modern bathrooms. The apartment has been appointed to a very high standard. Apple Court stands within attractive and well-kept communal gardens, which are for the use of all residents. There is a garage which provides off-road parking, plus a further additional parking space. Situated in this superb position within the sought-after Duchy estate, just a few minutes' walk from Harrogate town centre. EPC Rating C.

ACCOMODATION

FIRST FLOOR RECEPTION HALL

A spacious reception hall with telecom entry-phone system and fitted cloaks cupboard.

SITTING ROOM

A very spacious reception room with windows to rear with attractive outlook.

DINING KITCHEN

A stunning modern high-quality fitted kitchen with stylish range of wall and base units with island. Integrated appliances include Quooker tap, Siemens induction hob, fridge, freezer and dishwasher. A useful utility cupboard provides additional storage and has space and plumbing for washing machine and tumble dryer. Large dining area with windows to rear.

BEDROOM 2

A large double bedroom with extensive range of fitted wardrobes and drawers and windows to front.

BEDROOM 3

A further double bedroom with fitted wardrobes and windows to front.

SHOWER ROOM

A modern white suite with WC, washbasin set within a vanity unit and large walk-in shower. Fitted cupboards and tiled floor.

SECOND FLOOR

BEDROOM 1

A large double bedroom with skylight window and access to eaves storage.

BATHROOM

A modern white suite with free-standing bath, washbasin and WC.

OUTSIDE

The property stands within attractive communal gardens for the use of all residents.

There is a communal drive which leads to a single garage with electrically operated up-and-over door, belonging to Apartment 4. There is also one additional parking space.

COUNCIL TAX

The property has been placed in Council Tax Band G.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 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 NOT be managed by Verity Frearson.

Verity Frearson

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