



Flat 10, Cecil Court, 107 Valley Drive, Harrogate, HG2 0JR

£925 pcm

Bond £1,067

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 10, Cecil Court, 107 Valley Drive, Harrogate, HG2 0JR

A spacious and well-appointed two-bedroomed second-floor apartment, with en-suite facilities, situated in a prime Harrogate location, with superb views overlooking the famous Valley Gardens. This excellent apartment offers deceptively spacious accommodation with the benefit of an impressive open plan living area and kitchen, two good size, bedrooms, a shower room, and ensuite bathroom. Highly convenient location with delightful views over the famous Valley Gardens and well served by the excellent local shops and services of Cold Bath Road. All of Harrogate's amenities are within easy walking distance. EPC Rating D.

LIVING AREA KITCHEN

A stunning Open Plan living space with space for sitting and dining areas. The kitchen comprises a range of fitted wall and base units with electric hob and integrated oven and integrated dishwasher and washer/dryer.

BEDROOMS

There are two bedrooms, including the main bedroom with ensuite bathroom.

ENSUITE

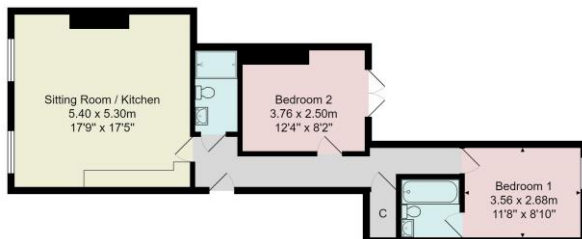
With WC, basin and bath with shower attachment.

SHOWER ROOM

A white suite comprising WC, basin and shower.

COUNCIL TAX

The property has been placed in Council Tax Band D.



Total Area: 69.2 m² ... 745 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

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 children or are sharers to ensure the property is suitable before viewing. No Pets.
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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North Yorkshire, HG1 1JT

For all enquiries contact us on:

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lettings@verityfearson.co.uk

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 74 |
| (55-68) | D | 62 | |
| (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 | | | |