



Flat 9, 2a Cheltenham Mount, Harrogate, HG1 1DP

**£725 pcm**

**Bond £836**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Flat 9, 2a Cheltenham Mount, Harrogate, HG1 1DP

A well-presented second floor apartment, situated in this prime central Harrogate position within a few minutes' walk of Harrogate railway station. This excellent apartment provides good-sized accommodation comprising a large open-plan kitchen and living area with a stylish and modern fitted kitchen and double doors leading to an additional living area / study. There is also a double bedroom and bathroom. The property is situated in the heart of Harrogate town centre with all of the town's amenities on the doorstep and Harrogate railway station is within a few minutes' walk. Offered for sale with no onward chain. EPC Rating C.

## ACCOMMODATION SECOND FLOOR ENTRANCE HALL

### LIVING SPACE

A large living space with window to front.

### KITCHEN

A modern and newly fitted stylish kitchen with electric hob, oven and dishwasher.

### BEDROOM

A double bedroom.

### BATHROOM

A white suite comprising WC, washbasin, and bath with shower above. Heated towel rail.

### ADDITIONAL LIVING AREA / STUDY

A potential additional living space / study / occasional bedroom accessed via folding doors from the sitting room.

### OUTSIDE

There is no outside space or parking with the property.

### COUNCIL TAX

This property has been placed in Council Tax Band A.

### SERVICES

All mains services excluding gas are connected to the property. Water is billed on rateable value

Mobile coverage - EE, Vodafone, Three, O2 (O2 may be limited indoors)

Broadband - Basic 16 Mbps, Superfast 109 Mbps, Ultrafast 1000 Mbps

Satellite / Fibre TV availability - BT & Sky

Information obtained via:

<https://checker.ofcom.org.uk/>

<https://www.uswitch.com/broadband>

## USEFUL INFORMATION

For more information relating to the property/area, including refuse, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property/?uprn=10023253594>

## 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. Right to rent checks will need to be completed in person at our offices.
10. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
11. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
12. 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.
13. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
14. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
15. 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.
16. 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.
17. 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

[lettings@verityfrearson.co.uk](mailto:lettings@verityfrearson.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	83
(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			